

**City of Choctaw**  
**Special Planning Commission Meeting**  
**January 12, 2023 @ 6:00pm**  
**Choctaw City Hall, 2500 N Choctaw Road**  
**Choctaw, Oklahoma 73020**

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1. **Call to Order.**
2. **Invocation and Pledge of Allegiance.**
3. **Roll Call**
4. **Business Agenda:** The following items are hereby designated for discussion and consideration which requires individual action.

**4.1** Rezoning application submitted by:

**Applicant:** DAS Commercial (Grubbs Consulting, LLC)  
**Location:** SW of NE 23<sup>rd</sup> Street and N Triple X Road Intersection  
**Current Zoning:** General Commercial District (C-G)  
**Proposed Zoning:** Planned Unit Development governed by General Residential District (R-G)  
**Legal Description:** UNPLTD PT NE4 SEC 30 12N 1E BEG 546.54FT S OF NE/C NE4 TH S759.78FT W726.02FT N761.39FT E362.56FT E363.44FT TO BEG CONT 12.68ACRS MORE OR LESS

**Staff Presentation.**  
**Open Public Hearing.**  
**Receive Comments.**  
**Close Public Hearing.**

- 4.1.1** Consideration and possible action on the rezoning application of DAS Commercial (Grubbs Consulting, LLC), SW of NE 23<sup>rd</sup> Street and N Triple X Road Intersection.

**4.2** A Lot Split application submitted by:

**Applicant:** Freddie Holdaway & Anastasia Investments (Dale Boyer)  
**Location:** 2945 North Triple X Road, 2971 North Triple X Road, SE/4 at Section 19, T-12-N, R-1-E  
**Current Zoning:** Rural Residential District (R-R) and Heavy Industrial District (I-H)  
**Number of Lots:** 2  
**Legal Description:** UNPLTD PT OF SE4 SEC 19 12N 1E BEG 140FT N OF SE/C OF N 1/2 OF NE4 OF SE4 TH W1320FT N180FT E1320FT S180FT TO BEG

AND  
UNPLTD PT SEC 19 12N 1E 000 000 PT SE4 SEC 19  
12N 1E N 1/2 OF N 1/2 NE4 SE4  
AND  
SE/4 at Section 19, T-12-N, R-1-E

**4.2.1** Consideration and possible action on the lot split application of Freddie Holdaway & Anastasia Investments (Dale Boyer), 2945 North Triple X Road, 2971 North Triple X Road, SE/4 at Section 19, T-12-N, R-1-E

**4.3** A Lot Merge application submitted by:

**Applicant:** Freddie Holdaway & Anastasia Investments (Dale Boyer)  
**Location:** 2945 North Triple X Road, 2971 North Triple X Road,  
SE/4 at Section 19, T-12-N, R-1-E  
**Current Zoning:** Rural Residential District (R-R) and  
Heavy Industrial District (I-H)  
**Number of Lots:** 2  
**Legal Description:** UNPLTD PT OF SE4 SEC 19 12N 1E BEG 140FT N OF  
SE/C OF N 1/2 OF NE4 OF SE4 TH W1320FT N180FT  
E1320FT S180FT TO BEG  
AND  
UNPLTD PT SEC 19 12N 1E 000 000 PT SE4 SEC 19  
12N 1E N 1/2 OF N 1/2 NE4 SE4  
AND  
SE/4 at Section 19, T-12-N, R-1-E

**4.3.1** Consideration and possible action on the lot merge application of Freddie Holdaway & Anastasia Investments (Dale Boyer), 2945 North Triple X Road, 2971 North Triple X Road, SE/4 at Section 19, T-12-N, R-1-E

**4.4** A Lot Split application submitted by:

**Applicant:** Freddie Holdaway & Anastasia Investments (Dale Boyer)  
**Location:** 2945 North Triple X Road, 2971 North Triple X Road,  
SE/4 at Section 19, T-12-N, R-1-E  
**Current Zoning:** Rural Residential District (R-R) and  
Heavy Industrial District (I-H)  
**Number of Lots:** 2  
**Legal Description:** UNPLTD PT OF SE4 SEC 19 12N 1E BEG 140FT N OF  
SE/C OF N 1/2 OF NE4 OF SE4 TH W1320FT N180FT  
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AND  
UNPLTD PT SEC 19 12N 1E 000 000 PT SE4 SEC 19  
12N 1E N 1/2 OF N 1/2 NE4 SE4  
AND  
SE/4 at Section 19, T-12-N, R-1-E

- 4.4.1 Consideration and possible action on the lot split application of Freddie Holdaway & Anastasia Investments (Dale Boyer), 2945 North Triple X Road, 2971 North Triple X Road, SE/4 at Section 19, T-12-N, R-1-E

4.5 Regular meeting minutes for December 1, 2022.

5. **Public Comments:** This agenda item is for public comments on city related non-agenda items. In accordance with State law, the Planning Commission Board Members and City Staff are not allowed to respond to any comments made. Preference will be given to Choctaw Citizens and NO formal action will be taken. Speakers are limited to 3 minutes for a total of 15 minutes.
6. **Commissioner/Staff Remarks:** This item is listed to provide an opportunity for the commissioners and/or staff to make comments and/or request specific agenda items. No action will be taken.

6.1 Previously adopted ordinances.

- None.

7. **Adjournment:**

*This agenda was posted in prominent public view at Choctaw City Hall on or prior to 5:00pm on January 9, 2023 in accordance with the Oklahoma Open Meeting Act.*



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Amanda Williams, City Clerk

THE CITY OF CHOCTAW ENCOURAGES PARTICIPATION FROM ALL ITS CITIZENS. IF PARTICIPATION AT ANY PUBLIC MEETING IS NOT POSSIBLE DUE TO A DISABILITY, PLEASE NOTIFY THE CITY CLERK AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE SCHEDULED MEETING SO THAT NECESSARY ACCOMMODATIONS CAN BE MADE. ACCESS TO RESTROOMS DURING THE MEETING WILL BE AVAILABLE UPON REQUEST TO CITY STAFF.



# CITY OF CHOCTAW

## Staff Report



Applicant: **Grubbs Consulting, LLC on behalf of Das Commercial, LLC**

Location: **Southwest of the NE 23<sup>rd</sup> Street and N Triple X Road intersection**

Current Zoning: **C-G, General Commercial District**

Proposal: **PUD, Planned Unit Development governed by the R-G, General Residential District**

### REQUEST SUMMARY

Das Commercial, LLC is the owner of this 12.675-acre tract of land located just southwest of the NE 23<sup>rd</sup> Street and N Triple X Road intersection. The applicant is requesting to rezone 8.75 acres of the parcel from C-G, General Commercial District to a PUD, Planned Unit Development governed by the R-G, General Residential District. The PUD is for a duplex development with a maximum of 29 residential structures, not to exceed 58 duplex units, with a minimum lot area of 7,000 sq ft. The developer will be required to extend city sewer and water to serve the development. The developer will be requesting to pay a fee-in-lieu of the required park land at time of preliminary plat. However, a minimum 10% open space, 0.875 acres, required with the PUD application must be provided. The subdivision will have access from two access points; one access point will be from N Triple X Road and another access point from NE 23<sup>rd</sup> Street that is existing and currently serves the Tractor Supply.

### ZONING - PUD DEVELOPMENT PLAN

The current site is zoned C-G, General Commercial District. The PUD procedures require the applicant to submit a legal description of the tract, preliminary development plan, listing of uses and general square footage or acreage amounts of each and the total number of dwelling units if residential. The applicant has provided these documents within the Planned Unit Development – Design Statement. The PUD does allow the uses of single family detached dwelling, duplex dwelling, clubhouse, playground, swimming pool, storm shelters, or other private community recreational use maintained by the property owners association.

Staff has provided a reference table starting on Page 3 to compare the **current R-G**, General Residential District regulations (Column 2); the **proposed PUD**

regulations/restrictions (Column 3); and a comparison of between the standard regulations and the proposed regulations (Column 4).





### **SURROUNDING LAND USE AND ZONING**

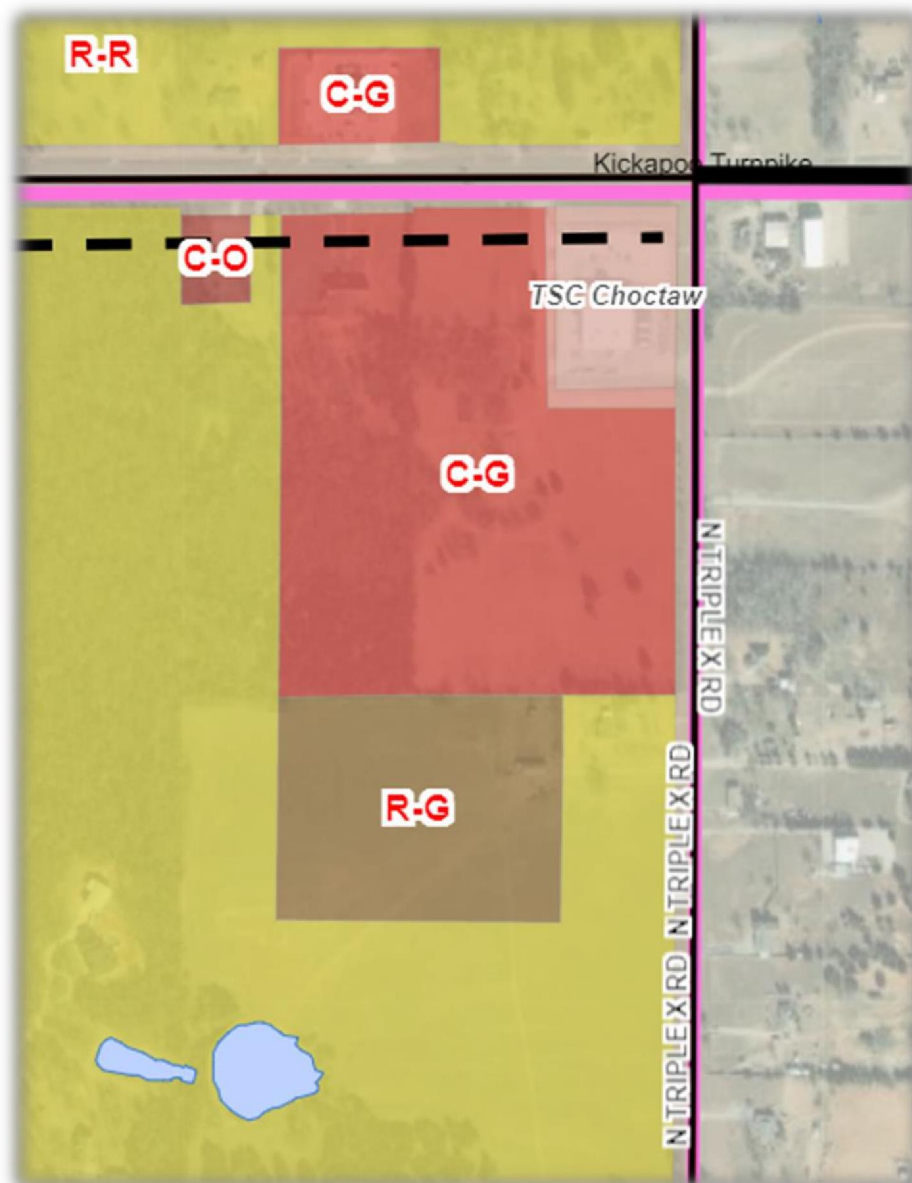
The land use and zoning for the properties surrounding this parcel are as follows:

*North:* The properties to the north are zoned C-G, General Commercial District and C-D, Open- Display Commercial District. The property zoned C-G is currently vacant while the property zoned C-D is currently developed and operating as the Tractor Supply Co.

*South:* The properties to the south are zoned R-G, General Residential District and R-R, Rural Residential District and have single family homes on them.

*East:* To the east are properties within the Harrah municipal jurisdictional boundary and are single-family homes.

*West:* The property to the west is a vacant and undeveloped tract zoned R-R, Rural Residential District.



<b>Item</b>	<b>R-G Regulation</b>	<b>PUD Proposed</b>	<b>Comparison</b>
# of units	70 units (Charter requirement)	Total = 58 units	<b>PUD does not exceed maximum allowed</b>
Use of Lot	Single Family - Duplex	Duplex	<b>EQUAL</b>
Minimum Lot Area (Duplex)	12,000 ft <sup>2</sup>	Min – 7,000 ft <sup>2</sup>	<b>PUD standard lower</b>
Minimum Lot Frontage	75 feet 50 feet on cul-de-sac, elbows, curved lots	64 feet at B/L 40 feet along frontage	<b>PUD standard lower</b>
Maximum Bldg. % Coverage	35% (Structure Only)	65% (Structure Only)	<b>PUD standard lower</b>
Maximum Height	35 feet	35 feet or 2 story	<b>EQUAL</b>
Minimum Front Setback	25 feet	20 feet	<b>PUD standard lower</b>
Minimum Side Setback	5 feet interior 15 feet corner	5 feet interior 15 feet corner	<b>EQUAL</b>
Minimum Rear Setback	20% of lot depth	15 feet	<b>PUD standard lower</b>
Common Open Space	PUD requires 10% of total area be dedicated/reserved for common “open space” 0.875 acres required	0.875 acres provided 38,119 ft <sup>2</sup> PUD allows up to twenty (20) storm shelters to be placed in common area with up to 100 sf <sup>2</sup> per shelter	<b>PUD meets the minimum required open space</b>
Park Land	0.016 X 58 units= 0.93 acres required park land (if maximum number of units developed)	<ul style="list-style-type: none"> <li>Developer will be requesting to pay a fee-in-lieu of park land with the preliminary plat application</li> <li>If FILO is denied, applicant will dedicate</li> </ul>	<ul style="list-style-type: none"> <li><b>PUD Master Development Plan does not provide park land area. If FILO park land is denied, the developer will have to provide park land and</b></li> </ul>

	Comply with City's subdivision and engineering design.	<p>required park land to POA and provide an approximate 250 linear foot crushed granite walking trail</p> <ul style="list-style-type: none"> <li>Example of items that could be installed are clubhouse, pool, playground, walking trail,</li> </ul>	<b>potentially lose duplex units.</b>
Accessory Bldg. Area	Based on Building Coverage %	400 sf <sup>2</sup> (excluding storm shelters)	<b>PUD standard higher</b>
# of Accessory Bldg.	N/A	N/A	<b>Equal</b>
Accessory Bldg. Setback	Side – 5 feet Rear – 10ft	Side – 5 feet Rear – 10ft	<b>Equal</b>
Driveways	Min. – 10 feet wide Max. – 30 feet wide w/5ft radii	N/A	<b>EQUAL</b>
Architectural Regulations	N/A	<ul style="list-style-type: none"> <li>Exterior Min. – 70% Brick veneer, rock, stone, stucco concrete board</li> <li>No more than 30% EIFS</li> <li>Prohibited materials: exposed metal &amp; exposed concrete block</li> </ul>	<b>PUD standard higher</b>
Landscaping	<ul style="list-style-type: none"> <li>Per lot – tree every 40 feet of frontage</li> <li>160 points per acre or portion thereof at entrances (equally divided for all entrances)</li> </ul>	<ul style="list-style-type: none"> <li>PUD landscaping shall comply with Part 21 – Landscaping of the Choctaw Municipal Code</li> </ul>	<b>EQUAL</b>

Screening	6 to 8 feet of screening along section line roads	<ul style="list-style-type: none"> <li>Will comply with code 19-129 Subdivision Fencing Requirements</li> </ul>	<b>Equal</b>
Fencing	NONE	<ul style="list-style-type: none"> <li>6 foot sight-proof fence will be along the perimeter of the development and constructed in conjunction with each associated structure</li> </ul>	<b>PUD established fencing requirement for the individual lots</b>
Roofing Regulations	No regulations	No regulations	<b>EQUAL</b>
Drainage	City of Choctaw Code of Ordinance guidelines & regulations	<ul style="list-style-type: none"> <li>City of Choctaw Code of Ordinance guidelines &amp; regulations</li> </ul>	<b>EQUAL</b>
Vehicular Access	Will Comply with City's subdivision regulations and engineer design	<ul style="list-style-type: none"> <li>Will Comply with City's subdivision regulations. and engineer design</li> </ul>	<b>EQUAL</b>
Pedestrian Access (Sidewalk)	<ul style="list-style-type: none"> <li>6 feet along major arterials/thoroughfare streets</li> <li>5 feet on interior streets (constructed for both sides of all streets in subdivision)</li> </ul>	<ul style="list-style-type: none"> <li>Will comply with requirements of the subdivision regulations and minimum design standards</li> </ul>	<b>EQUAL</b>
Parking Regulations	<ul style="list-style-type: none"> <li>Minimum of 10 feet x 20 feet for a single space</li> <li>One and a half (1 ½) spaces required per dwelling unit, plus garage</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 8.5 feet x 18 feet for a single space.</li> <li>One and a half (1 ½) spaces required per dwelling</li> </ul>	<b>EQUAL</b>



<i>Sign Regulations</i>	<ul style="list-style-type: none"> <li>• <i>One (1) sign may be erected on each arterial street</i></li> <li>• <i>Sign shall not exceed 50 sf<sup>2</sup> of surface area per side</i></li> <li>• <i>Max. height of 8 feet</i></li> <li>• <i>Exposed poles are prohibited</i></li> <li>• <i>Constant light or directional lighting permitted</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Will comply with subdivision sign regulations outlined in Section 12-274.</i></li> </ul>	<b><i>EQUAL</i></b>
<i>Decorative Artwork</i>	<ul style="list-style-type: none"> <li>• <i>Not permitted in Right of way or within easements</i></li> </ul>	<i>N/A</i>	<b><i>EQUAL</i></b>
<i>Public Improvements</i>	<i>Comply with City's subdivision and engineering design</i>	<ul style="list-style-type: none"> <li>• <i>Comply with local, state, and federal regulations</i></li> </ul>	<b><i>EQUAL</i></b>
<i>Development Sequence</i>	<i>Comply with City's subdivision and engineering design</i>	<ul style="list-style-type: none"> <li>• <i>1 phase</i></li> </ul>	<b><i>N/A</i></b>

### PUD CODE REGULATIONS

The following section of the Staff report the code requirements are *italicized* and the proposal is listed in **bolded** font.

#### *§ 12-328 USE CONTROL IN PLANNED UNIT DEVELOPMENT.*

- A. *In residential planned unit developments, accessory incidental limited retail uses will be permitted only in those developments which are planned for four hundred (400) families or more. Building permits or occupancy permits for such uses shall not be issued until one-half (½) of the total project is completed.*

**The proposal is only for a duplex residential development; there are no retail uses proposed.**

- B. *In residential planned unit developments, there shall be a minimum of ten percent (10%) of the total area of the planned unit development dedicated or reserved as useable common "open space" land.*

**The Villas at Choctaw Creek development is 8.75 acres. Thus, the development will be required a minimum of 0.875 acres to comply with the PUD regulations. Proposed Common Area A and Common Area B meet the minimum common open space requirement, Additionally, no structures, storage, grading, fill, obstructions, fences, will be allowed. Drainage for storm water must not be obstructed. Example of items that could be installed include a clubhouse, pool, playground, and/or walking trail as outlined as an allowed use within the Planned Unit Development Design Statement.**

- C. *Adequate guarantee must be provided to insure permanent retention of "open space" land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public or a combination thereof.*

**Within the PUD, the developer attributes the maintenance and ownership of the common open space to the property owner's association and/or property owners within the PUD. The PUD does allow for up to twenty (20) storm shelters to be permitted in the common area with each individual shelter not to exceed 100 sf <sup>2</sup>.**

### WATER

The subject property will be served by extending an existing six inch (6") public water line, located approximately 300 feet north of the subject property along the existing private access drive. The developer will be responsible for the engineering, street bore, tap, case, and meter installation for water service or any additional fire protection. The developer is required to extend a minimum eight inch (8") throughout the interior of the development and a twelve inch (12") line along the arterial N Triple X Road frontage.

The connection to the public water main requires all appropriate permits and installation as required by the City of Choctaw, Oklahoma Water Resource Board (OWRB), and Oklahoma Department of Environmental Quality (ODEQ).

### SEWER

The subject property will be extending an existing sanitary sewer line approximately 1,800 feet northwest of the subject property along NE 23<sup>rd</sup> Street. The line is required to serve each lot of the proposed subdivision and extending along at least one full side of the subject property.

The developer will be responsible for the engineering, street bore, tap, case, and any other means for installation of the public sanitary sewer service. The connection to the public sanitary sewer main requires all appropriate



permits and installation as required by the Choctaw Utilities Authority and Oklahoma Department of Environmental Quality (ODEQ).

#### **SUBDIVISION ENTRANCES**

The proposed PUD will be served by two entrances, one off of NE 23<sup>rd</sup> Street and one off of N Triple X Road. The proposed access off of NE 23<sup>rd</sup> Street is via an existing private access road currently utilized by Tractor Supply Co. It is the intent of the developer to dedicate this access road over to the City of Choctaw with the acceptance of the preliminary plat. In order for the City of Choctaw to accept the existing private drive to the City as a public street, the private drive must be inspected and brought to minimum design standards. A coring sample of the private drive will be required with the preliminary plat application. If the private drive is unable to be dedicated to the City as a public street, the developer must provide a cross access agreement to verify a guaranteed secondary access point.

#### **SIDEWALKS**

City code requires the installation of 6 feet wide sidewalks along arterials and thoroughfare streets and a 5 foot sidewalk along the interior streets of the subdivision. The applicant is proposing to meet the minimum sidewalk requirements as outlined in the subdivision regulations. These sidewalks will be installed in public right-of-way and will be the responsibility of the City once constructed by the developer.

The developer will provide the 6 foot sidewalk along N. Triple X Road as part of the capital improvements which shall be completed prior to final plat application. The 5 foot interior sidewalks will be constructed with the corresponding building permit for the affected lot. The developer is required to install the appropriate 5 foot interior sidewalk along all common area and park land at time of capital improvement construction and prior to accepting a final plat application.

#### **SUBDIVISION DRAINAGE**

The property has an elevation of 1148 and 1153 feet in the east portion, falling to 1133 feet along the west boundary. All drainage channel, pathways, storage, pipe, storm structure, grading and any other storm water drainage component shall meet or exceed the City of Choctaw's regulations.

#### **PARKLAND**

City Code has park land dedication requirements for residential developments. Developers are required to either dedicate land to either the city or the Homeowners Association to be used solely and exclusively for public parks and recreational purposes, or make an equivalent monetary contribution based upon a value of the land required to be dedicated in lieu of transfer of land, or a combination of the two. The required park land for 58 dwelling units is (0.016 acres x the number of dwelling units) is 0.93 acres. The developer will propose to pay a fee in-lieu of dedication at the time of Preliminary Plat application. If they chose to pay a fee in lieu of, the amount of the fee will be based on the fair market value of the 0.93 acres; per the code this fee shall be determined no more than six (6) months prior to the submission of the final plat to the City Council. If the Fee in-lieu of dedication is denied, the developer will provide the dedicated park land and dedicate it to the property owner's association.

### **COMPREHENSIVE PLAN**

- **Land Use** – The property is currently vacant and undeveloped.
  - **Physical Constraints** – The property has no physical constraints as outlined in the Comprehensive Plan.
  - **Future Land Use** – Regional Business – Retail and professional office activities that aim to meet the needs of both local and regional residents. Development in this area should be unique and high-quality, creating a destination area to attract visitors to Choctaw. This land use category could also include a regional hospital or urgent care center.
- **Transportation** – The statutory right-of-way requirement for arterials is thirty-three (33) feet on one half of the roadway. All required additional right-of-way has been provided with the prior lot split application that was approved in January of 2022. No additional right-of-way is required with this application.
- **Infrastructure** – See Water and Sewer Subsections above.

### **CITY OF CHOCTAW STAFF**

The City of Choctaw's staff has completed its review of the rezone application as noted herein and submitted by Das Commercial, LLC.

### **ACTION REQUIRED**

Recommend to approve or deny the application to rezone from C-G, General Commercial to PUD, Planned Unit Development governed by R-G, General Residential District for the property as noted herein.

# Aerial



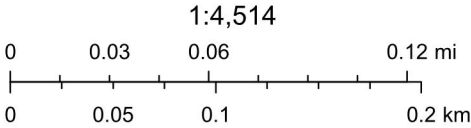
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 Tribal Boundaries

 Right-of-Way

 Choctaw Parcels

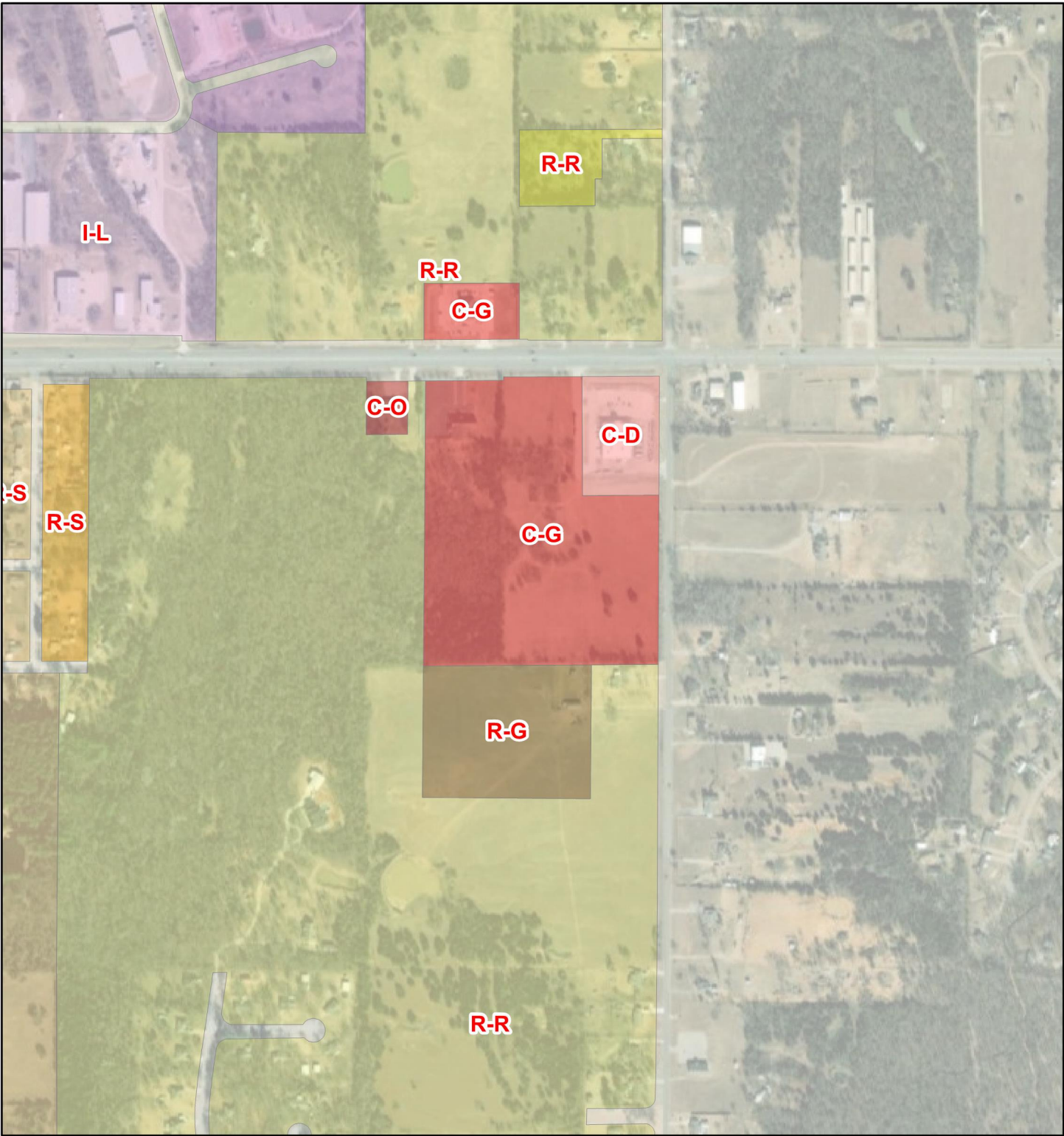
 Choctaw Parcels (Aerial)



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# Current Zoning

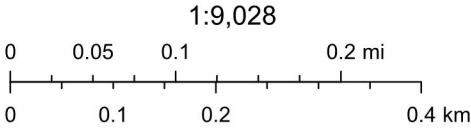


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Zoning - Currently Active

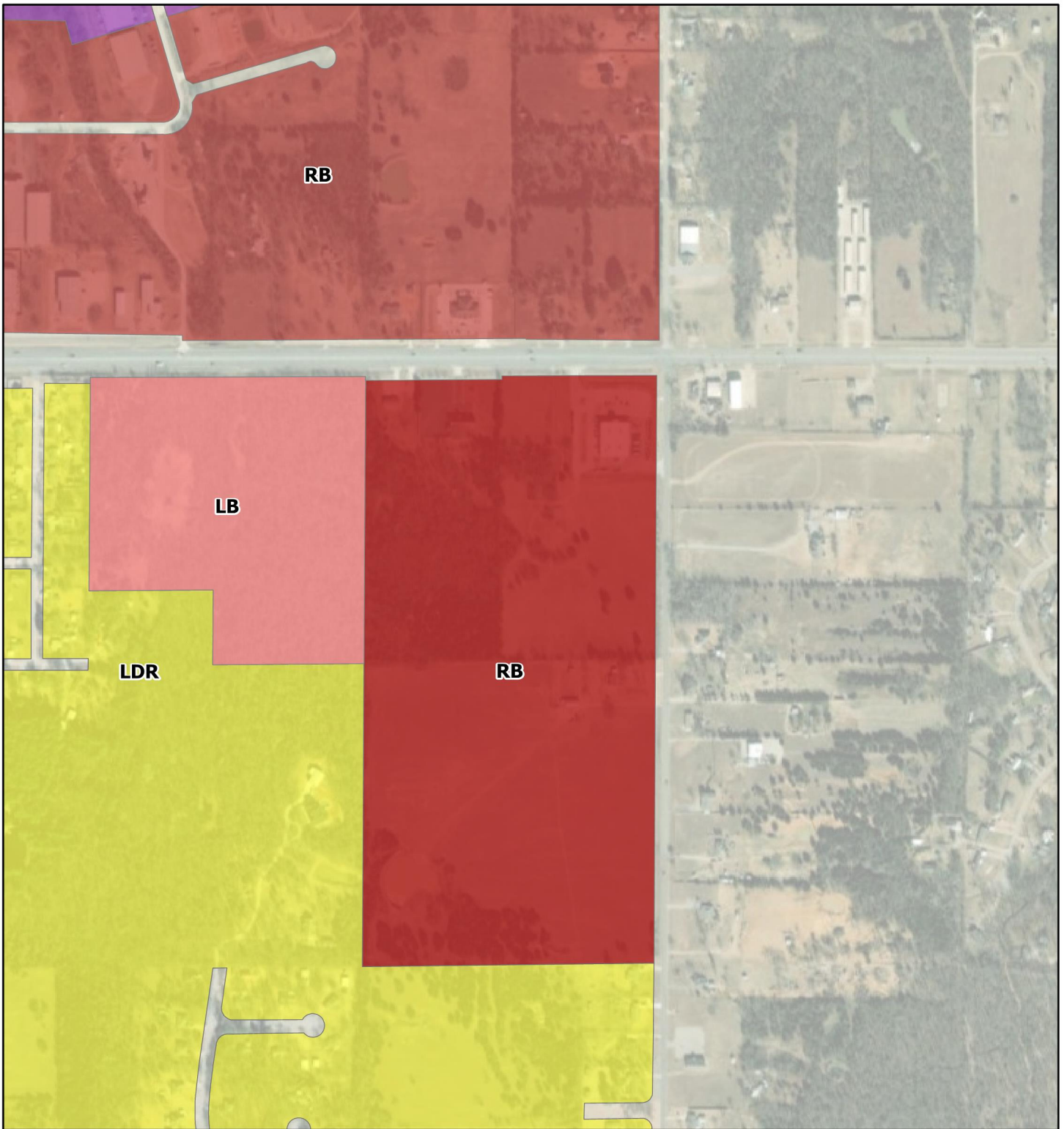
- R-R, Rural Residential
- R-S, Single-Family Residential
- R-G, General Residential
- C-D, Open Display Commercial

- C-G, General Commercial
- C-O, Office Commercial
- I-L, Light Industrial
- I-H, Heavy Industrial



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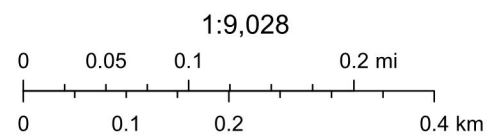
# Future Land Use Plan



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## Future Land Use

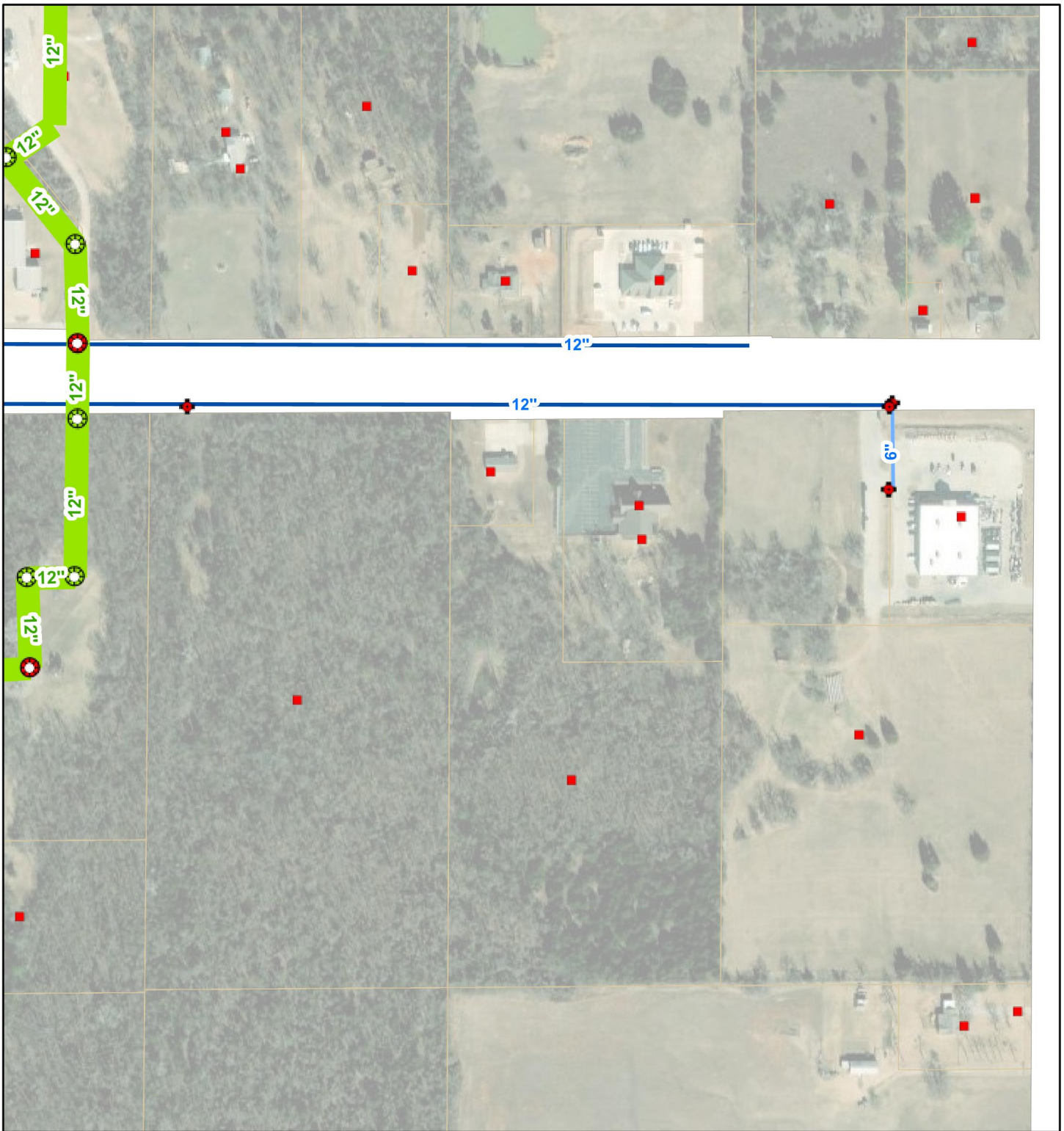
-  LDR - Low Density Residential
-  LB - Local Business
-  RB - Regional Business
-  IND - Industrial



Maxar

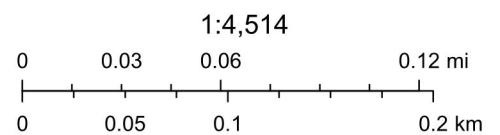


# Water & Sewer



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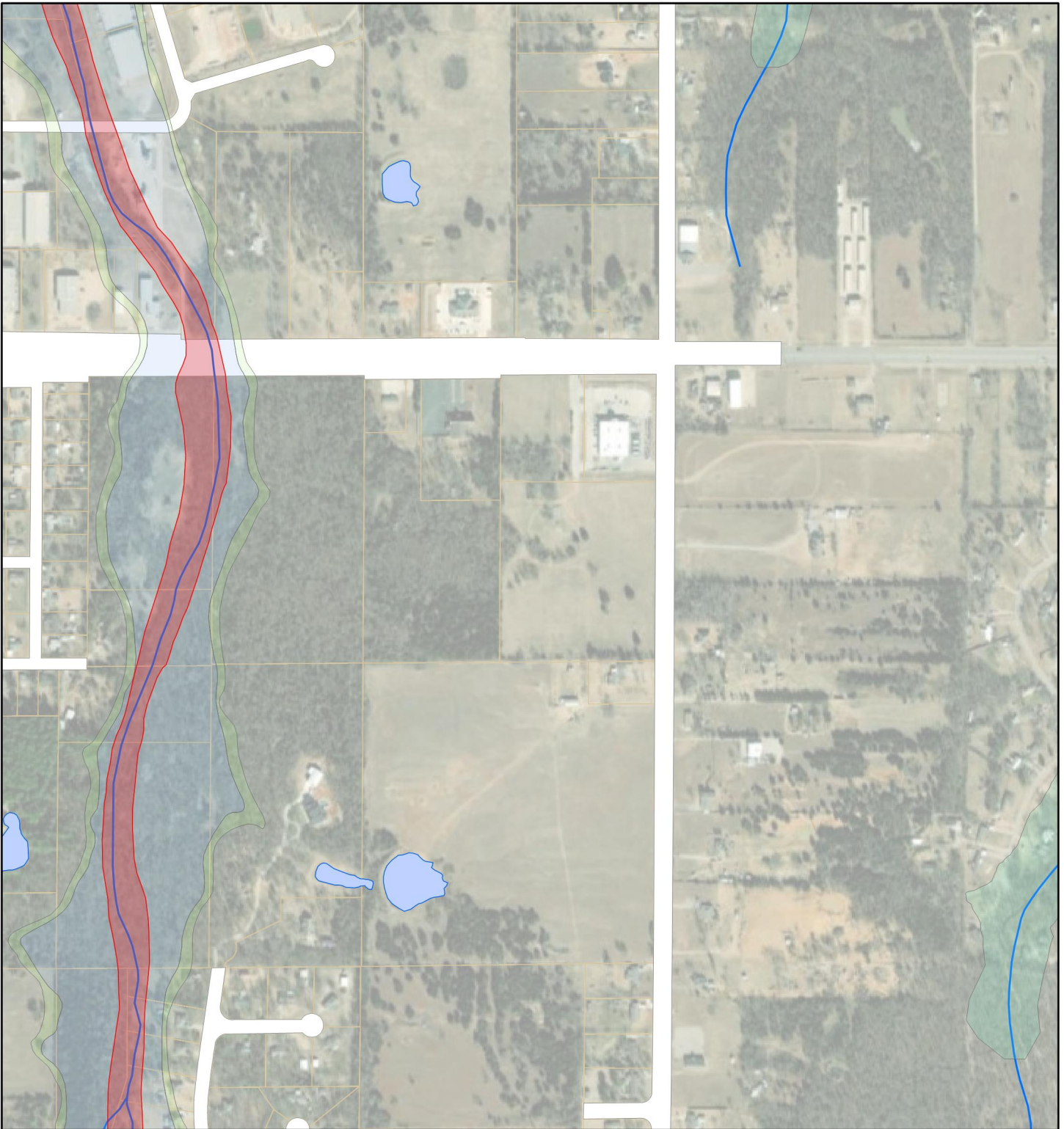
- |                            |                            |                          |
|----------------------------|----------------------------|--------------------------|
| <b>Sewer Manholes</b>      | <b>Gravity, 8"</b>         | <b>Tribal Boundaries</b> |
| Do not see on aerial       | Gravity, 8"                | Right-of-Way             |
| See on Aerial              | <b>Water Mains by Size</b> | Choctaw Parcels          |
| <b>Sewer Lines by Type</b> | City of Choctaw, 12"       | Choctaw Parcels (Aerial) |
| Gravity                    | City of Choctaw, 6"        |                          |
| <b>Sewer Lines by Size</b> | <b>Water Mains by City</b> |                          |
| Gravity, 12"               | City of Choctaw            |                          |













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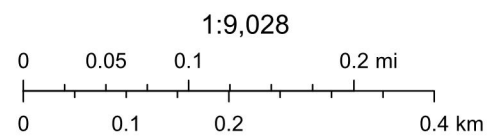


# Stormwater



1/7/2023, 3:00:48 PM

- |  |  |
|--|--|
|  FEMA Floodway   |  Creeks and Streams       |
| <b>FEMA Flood Zones</b>  |  Tribal Boundaries        |
|  AE              |  Right-of-Way             |
|  A               |  Choctaw Parcels          |
|  X               |  Choctaw Parcels (Aerial) |
|  Lakes and Ponds |  |



Maxar



OKLAHOMA HOUSING FINANCE AGENCY

100 NW 53rd Suite 200  
Oklahoma City OK 73116  
P O Box 26720  
Oklahoma City OK 73126-0720  
Phone: (405) 848-1144  
Toll Free (800) 256-1489  
TDD (405) 848-7471  
www.ohfa.org



July 7, 2022

Senator Shane Jett  
Oklahoma State Capitol  
2300 North Lincoln Blvd., Room 528.1  
Oklahoma City, OK 73105

Representative Preston Stinson  
Oklahoma State Capitol  
2300 North Lincoln Blvd., Room 336  
Oklahoma City, OK 73105

Mayor Randy Ross  
City of Choctaw  
PO Box 567  
Choctaw, OK 73020

Chairman Brian Maughan  
Oklahoma County Commissioners  
320 Robert S. Kerr Avenue, #101  
Oklahoma City, OK 73102

RE: Notice of Filing of Application for Affordable Housing Tax Credit Development:  
**The Villas at Choctaw Creek /OHFA AHTC #22-06-33**

Dear Sirs/Madams:

Oklahoma Housing Finance Agency (OHFA) is a public trust, the beneficiary of which is the State of Oklahoma. The mission of Oklahoma Housing Finance Agency is to provide affordable housing resources for the residents of Oklahoma. Section 42 of the Internal Revenue Code, as amended, provides a federal tax credit which may be claimed by owners of residential rental property used for affordable housing. Owners wishing to claim this Low-Income Housing Tax Credit must apply to OHFA as the State's housing credit agency, for an Allocation of Oklahoma's Tax Credit Authority.

Pursuant to Section 42 (m)(A)(i) of the Code and OHFA's Affordable Housing Tax Credit Program Rules codified as Title 330, Chapter 36 of the Oklahoma Administrative Code, you are hereby notified that OHFA has received an Application for an Allocation of Tax Credits for the Owner of the above referenced Development.

**A review of the file has not been completed at this time. This serves as a notice that an Application has been received. Enclosed you will find an Application Summary.** OHFA Staff will make a recommendation to OHFA's Board of Trustees based on an evaluation of threshold and selection criteria. A Reservation or Allocation of Tax Credits must be approved by the OHFA Board of Trustees. This application will be considered at the **November 16, 2022** Board meeting. A summary of the Application is enclosed. The full Application is on file in our office if you would like additional information.

Written comments must be forwarded to OHFA to the attention of Darrell Beavers, Housing Development Team Leader. All comments received will be provided to OHFA's Board of Trustees.

Should you have questions, please feel free to contact Mr. Beavers at (405) 419-8269.

Sincerely,

*Timothy Hicks*

Timothy Hicks  
Housing Development Allocation Analyst

Enclosure



## AHTC PROGRAM APPLICATION SUMMARY

Development Name The Villas at Choctaw Creek  
Address 16900 NE 23<sup>rd</sup> Street  
City/Town Choctaw  
Zip Code 73020  
County Oklahoma  
Ownership Entity The Villas at Choctaw Creek, LP (To Be Formed)  
General Partner/Managing Member The Villas at Choctaw Creek, GP, LLC (To Be Formed)  
Management Co Volunteers of America OK Service Enriched Housing, Inc.

Funding sources, check all that apply

OHFA HOME ☒ Other/City HOME ☐ CHDO Proceeds ☐ OHTF ☐

Multi-Family Bonds ☐ AHP ☐ RHS Loan ☐ Conventional Loan ☒

State Tax Credits ☐ Historic Credits ☐

Other OHFA National Housing Trust Funds, Deferred Developer Fee

Project Based Subsidy Yes ☐ No ☒ identify source and # of units) N/A

Development Type Family ☒ Elderly ☐ Other ☐ (identify) \_\_\_\_\_

Construction Type, check all that apply New ☒ Rehabilitation ☐ Acquisition ☐

Unit Type, check all that apply One Story ☐ Multi-Story ☐ Townhouse ☐ 2, 3, 4 Plexes ☒

Housing Type, check all that apply Multifamily ☒ Single Family ☐

Minimum Set-Aside

☐ 20% of the units at 50% of the Area Median Gross Income

☒ 40% of the units at 60% of the Area Median Gross Income

☐ Average Income Limit of 60% or less of the Area Median Gross Income

Targeted Set-Asides, number of units

0 Units at 20% of AMGI 12 Units at 50% of AMGI 0 Units at 80% of AMGI

8 Units at 30% of AMGI 30 Units at 60% of AMGI

0 Units at 40% of AMGI 0 Units at 70% of AMGI

50 total proposed units

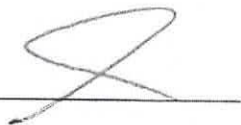
11 other restricted (HOME & NHTF)

26 total proposed Buildings

0 unrestricted units

**Provide copy of Unit Distribution and Rents for unit mix.**

Signature



Date

6/13/22

**PLANNED UNIT DEVELOPMENT**

**DESIGN STATEMENT**

**VILLAS AT CHOCTAW CREEK**

**PUD-**

~~October 4, 2022~~

~~November 3, 2022~~

~~November 29, 2022~~

~~December 22, 2022~~

December 29, 2022

**PREPARED FOR:**

Merak Development, LLC  
1839 E. Independence #14319  
Springfield, MO 65804  
Phone: (417) 695-2100

**PREPARED BY:**

Grubbs Consulting LLC  
1800 South Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
[mark.grubbs@gc-okc.com](mailto:mark.grubbs@gc-okc.com)

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## **SECTION 1.0 INTRODUCTION AND CONCEPT**

This Planned Unit Development consists of 8.75 acres and is proposed for duplex homes on lots ranging from 7,000 to 14,000 square feet in size. The PUD will be based on the R-G, General Residential District use and development regulations. The utilization of the property for duplex residential lots is permitted by the R-G district. The application for a PUD on the property is to allow for certain modifications to some of the development regulations provided in the R-G district. The project will be constructed in one phase.

## **SECTION 2.0 LOCATION AND LEGAL DESCRIPTION**

The property sits along the west side of Triple X Road approximately 500 feet south of NE 23<sup>rd</sup> Street. It is located within the Northeast Quarter of Section 30, Township 12 North, Range 1 East of the Indian Meridian. The full legal description of the property is described in Exhibit A, attached, and made a part of this Design Statement.

## **SECTION 3.0 OWNER/DEVELOPER**

The owner of the property is Villas at Choctaw Creek MR, LLC, and the developer is Merak Development, LLC.

## **SECTION 4.0 SITE AND SURROUNDING AREA**

The subject property is currently vacant and zoned C-G General Commercial District. Property to the east is in the city limits of Harrah and is developed with residential homes. Property to the north is zoned C-G and C-D Open Display Commercial and is vacant and developed with a Tractor Supply Store, respectively. Property to the west is zoned C-G and is vacant. Property to the south is zoned R-G General Residential and is vacant.

## **SECTION 5.0 PHYSICAL CHARACTERISTICS**

The property has an elevation of 1148 and 1153 feet in the east portion, falling to 1133 feet along the west boundary. The property is primarily grassland with few trees.

## **SECTION 6.0 CHOCTAW COMPREHENSIVE PLAN**

The Choctaw Future Land Use Map within the Comprehensive Plan designates the area for regional business development.

## **SECTION 7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

The property will obtain access from the existing arterial street on the east, Triple X Road, and from an existing private drive to the north. It is the intent of the developer to dedicate the existing private drive, connecting the proposed subdivision to NE 23<sup>rd</sup> Street, to the City of Choctaw. The developer intends to bring the drive up to City of Choctaw minimum design standards, unless it is determined that it is uneconomically feasible to do so. Should the private drive need to remain private, the property owner, developer or his/her designee

must provide verification to the City of Choctaw that access from said private drive is allowed by providing an approved cross access agreement from the property owner, unless said private drive is owned by the developer of the duplex residential development at the time of submittal of the Final Plat.

## 7.2 SANITARY SEWER

Public sanitary sewer will be extended across the full length of at least one side of the subject property. The public sanitary sewer is planned to be placed in the front of majority of the lots and in the rear of others within an easement area having a minimum width of twenty feet, unless otherwise approved by the City of Choctaw. The public sanitary sewer will be constructed in the location shown on the Master Development Plan Map, to the extent possible, with the intent to provide sanitary sewer access to adjacent properties to the south and east.

## 7.3 WATER

There is an existing public water line located to the north which will be extended into the PUD property to provide public water to all lots. Said new public water line shall have a diameter of a minimum of eight inches as it extends throughout the interior of the development, increasing in size to twelve inches along the Triple X Road frontage. The public water line will be extended along the entire property frontage as shown on the Master Development Plan Map.

## 7.4 FIRE PROTECTION

Appropriate fire hydrants will be provided throughout the development as required.

## 7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

## SECTION 8.0 CODE VARIATIONS

**Sec. 12-273.2 Area and Height Regulations.** This section of the Planning, Zoning and Development Code requires specific area and height regulations that are not conducive to the type of duplex subdivision anticipated for the property. The following list consists of the current area regulations established for residential development and the modification of this regulation proposed in the PUD.

1. Minimum Lot Area:	<del>12,000-sf</del>	7,000 sf
2. Minimum Lot Frontage:	<del>75/50</del>	64 ft at B/L & 40 ft along frontage
3. Maximum % Coverage:	<del>35%</del>	65%
4. Maximum Height:	35 feet	No Change
5. Minimum Front Yard Setback:	<del>25-feet</del>	20 feet
6. Minimum Side Yard Setback:	5/15	No Change
7. Minimum Rear Yard Setback:	<del>20%-depth-of-lot</del>	15 feet

## **SECTION 9.0 SPECIAL USE & DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Choctaw's Municipal Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Municipal Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling

### **9.1 USE REGULATIONS**

The use regulations of the R-G, General Residential District shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

The following uses shall be the only uses permitted:

- a) single family detached dwelling
- b) duplex dwelling
- c) clubhouse, playground, swimming pool, storm shelters, or other private community recreational use maintained by the property owners association.

### **9.2 DEVELOPMENT REGULATIONS**

- a) Minimum lot size for single family and duplex dwellings shall be 7,000 square feet (excluding adjacent street right-of-way)
- b) For single family and duplex dwellings, minimum lot width shall be 64 feet, measuring at the platted front building limit line, and a minimum lot frontage of not less than 40 feet.
- c) Maximum floor area for main buildings shall not exceed 2800 square feet (per lot) and maximum floor area for accessory buildings, excluding storm shelters, shall not exceed 400 square feet (per lot).
- d) Main and accessory buildings shall not cover more than 65% of the lot area.
- e) Minimum front yard setback shall be 20 feet.

- f) Minimum side yard setback shall be 5 feet on interior lots and 15 feet where side yards abut a street.
- g) Minimum rear yard setback shall be 15 feet unless sanitary sewer is located in the rear yard in which the setback shall be 20 feet to accommodate a 20-foot utility easement.
- h) Parking for duplex units shall be 1.5 spaces per dwelling unit, plus garage as required in Appendix A.1.2 and Section 12-329.H
- i) Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block on primary buildings shall not be permitted.
- j) Unattached buildings of accessory use may be located in the rear yard of a main building; provided, however, that no accessory building shall be located closer than ten (10) feet to the rear lot line.
- k) The number of residential structures shall be limited to no more than 29, with no more than 58 duplex units allowed.
- l) Storm shelters shall be permitted in the common area as accessory buildings but shall be limited to no more than 100 square feet in area each. No more than 20 storm shelters shall be permitted in the common area.

### 9.3 LANDSCAPE & SCREENING REGULATIONS

- a) Landscaping shall comply with Part 21 of the Choctaw Municipal Code unless otherwise noted herein. A Landscape Plan shall be provided with the preliminary plat application. An irrigation plan shall be provided with the Development of Final Plat Area application.
- b) Section 21-103.B.1 requires a minimum of 160 landscaping points per acre of site area plus one tree per every 40 linear feet or portion thereof in each lot , resulting in 1401 required points.
- c) The entrance to the subdivision from Triple X Road shall be landscaped in accordance with Section 21-103.C.1.
- d) A Tree Preservation Plan shall be provided with the preliminary plat application. Said plan shall delineate existing tree canopy's and provide for a minimum of 10% of the project area to be preserved if possible. Tree planting in lieu of tree preservation shall be permitted in accordance with Section 21-106.D of the Choctaw Municipal Code. It is the developer's intent to save some of the existing trees if possible, but further determination will be made at the time of development of the Preliminary Plat application.

- e) A subdivision fence shall be provided along Triple X Road adjacent to the areas of "Limits of No Access" as depicted on the landscape plan. Said subdivision fence shall comply with Section 19-129 of the Choctaw Municipal Code. Entry signage shall be shown on submitted Landscape Plan
- f) Sight proof screening, consisting of six (6) foot stockade fence, shall be provided along the perimeter of the development. Said fence shall be constructed in conjunction with each associated structure.

#### 9.4 ACCESS REGULATIONS

- a) Access to the subdivision will be provided from Triple X Road and from an existing private drive abutting the subject site on the north. It is the intent of the developer to dedicate the existing private drive, which connects the proposed subdivision to NE 23<sup>rd</sup> Street, to the City of Choctaw. The developer intends to bring the private drive up to City of Choctaw minimum design standards, unless it is determined that it is uneconomically feasible to do so. Verification of existing drive conditions and/or plans showing required modifications of existing drive must be provided, indicating that said private drive will meet City of Choctaw public street standards, at the time of submittal of the Preliminary Plat. Should the private drive need to remain private, the property owner, developer or his/her designee must provide verification to the City of Choctaw that access from said private drive is allowed by providing an approved cross access agreement from the property owner, unless said private drive is owned by the developer of the duplex residential development at the time of submittal of the Preliminary Plat. Acceptance and/or approval of said private drive shall be determined by the City of Choctaw at the time of approval of the Preliminary Plat.
- b) If said private drive is not in compliance with the City of Choctaw public street standards, and said private drive is not accepted or approved by the City of Choctaw, then the street design and access for the duplex residential development shall be determined by an approved preliminary plat.
- c) All lots shall have frontage on and take direct access from public local streets constructed in accordance with the design standards of the City of Choctaw.
- d) A sidewalk constructed in accordance with the design standards of the City of Choctaw shall be provided in all lots where they abut a local street, and along Triple X Road. Said sidewalks must be constructed and approved by the City of Choctaw prior to the issuance of a certificate of occupancy for the affected lot.

#### 9.5 PARK LAND/COMMON AREA REGULATIONS

- a) Park land for the development shall comply with Section 19-157 of the Choctaw Municipal Code which would require a minimum of 0.016 SF per unit dedicated for park land purposes. The preliminary plat must designate this park land area, unless it is determined that the proposed duplex residential development will be subject to the Fee In Lieu Of (FILO) the park land, as provided in Section 19-

158 of the Choctaw Municipal Code. If the FILO is denied, the park land will be dedicated to the Home Owners Association.

- b) If park land is provided within the duplex residential development, an approximate 250 linear foot crushed granite walking trail (or equal material), shall be constructed within the area.
- c) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

#### 9.6 OTHER REGULATIONS

- a) A subdivision sign shall be provided for the development in accordance with Section 12-274.1. The location of the sign and type of sign shall be provided on the Landscape Plan.
- b) Street lighting for the residential development shall comply with the Residential Street Lighting Policy adopted by the City of Choctaw.

### SECTION 10.0 EXHIBITS

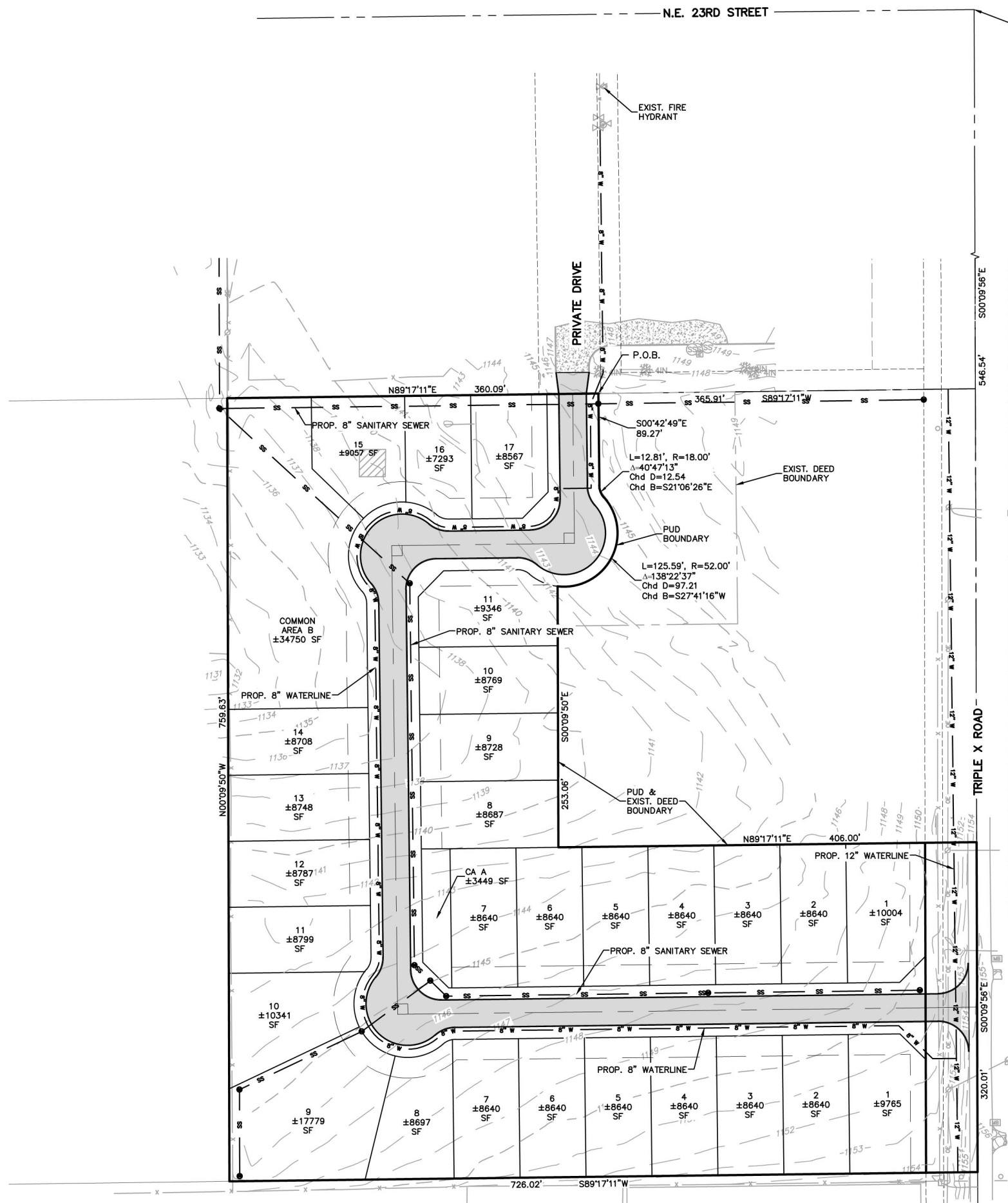
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

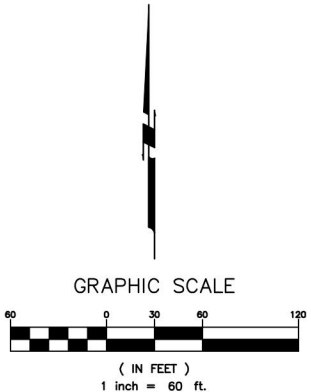
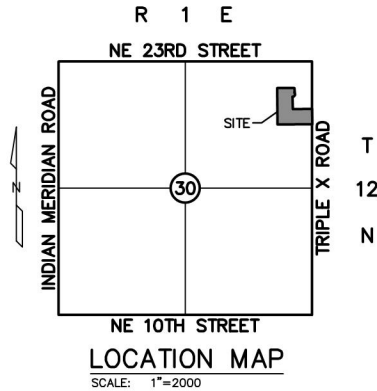
EXHIBIT C: SAMPLE FLOOR PLAN (floor plan is provided for reference purposes only and shall be permitted to be modified at the building permit stage.)





P.O.C.  
NE COR., NE/4,  
FOUND MAG NAIL w/  
"DTM CA 6391" SHINER

SUBDIVISION CONTAINS:  
28 LOTS/56 DUPLEX UNITS  
8.76 ACRES  
6.4 DU/A  
10.01% OPEN SPACE

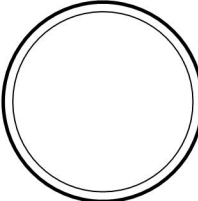


LAYOUT DESIGN IS CONCEPTUAL.  
FINAL DESIGN TO BE DETERMINED  
AT PLATTING STAGE.

RUBBS CONSULTING, LLC

CIVIL ENGINEERING & LAND PLANNING

1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0649



VILLAS AT CHOCTAW CREEK

NE 23TH STREET & TRIPLE X ROAD  
CHOCTAW, OKLAHOMA

MASTER DEVELOPMENT PLAN

Proj. No.: <u>22-035</u>				
Date: <u>12/29/2022</u>				
Scale: (Hori.) <u>1"=60'</u>				
Scale: (Vert.) <u>N/A</u>				
Drawn By: <u>KJP</u>				
Checked By: <u>MGS</u>				
Approved By: <u>MGS</u>				
REVISIONS				
NO.	DESCRIPTION	DATE		



Zoning Case No. 220022  
Application Date: 10-4-22  
Application Fee: \$724.00  
Public Hearing Sign & Letter Fee: \$79.00  
Newspaper Publication Fee: \$45.00

☐ Cash ☒ Check 2449 ☐ C/C \_\_\_\_\_  
Receipt Number: 107

1 Acre or Less—\$360.00  
1.01 to 5 Acres—\$480.00  
5.01 Acres or more—\$600.00

## APPLICATION ZONING CHANGE [REZONING]

We, the undersigned, ask the City Council of the City of Choctaw, Oklahoma, to approve a zoning change as requested in this application on the tract of land described below. We attest to the truth and correctness of all facts and information presented with this application and will observe and conform in all aspects of the Zoning Regulations, as amended, of the City of Choctaw and have received a copy of the Policies and Procedures regulating the Zoning Amendment application. We hereby agree to pay all advertising and mailing notification costs differences which are greater than the amount paid with this application for the public hearings as required by the Choctaw Zoning Regulations. The City of Choctaw is authorized to prepare and publish all required legal advertising and mail notifications, the cost difference of which is to be billed to the name listed below for payment.

Present Zoning Classification C-G

Requested Zoning Classification PUD/C/G R-G SH

Legal Description of Property Requested to be Rezoned [attach additional sheets if needed]

(SEE ATTACHED EXHIBIT A)

Street Address or Other Common Property Description: south of NE 23rd Street along the west side of Triple X Road

Property Owner's Name(s): DAS Commercial, LLC

If corporation, Corporate Official Name and Seal: \_\_\_\_\_

Mailing Address: 1921 Bunting Ct., Edmond, OK 73034

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

PROPERTY OWNER'S SIGNATURE: See attached  
[Not necessary if there is an authorized representative. Authorized representative must sign below]

**AUTHORIZED REPRESENTATIVE:** I hereby certify that I am authorized to represent all of the property owners of the above described tract in the application. A power of attorney is attached.

Name: Grubbs Consulting, LLC

Address: 1800 S. Sara Rd, Yukon 73099

Signature: [Signature]

Telephone: 405-265-0641

417-695-2100 ext 112

Merak Development, LLC

1839 E. Independence #14319

Springfield, MO 65804



## QUESTIONS ON REZONING APPLICATION

[Attach additional sheets if necessary]

1. What is the current use of the property? vacant  

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2. Why are you requesting a change in zoning? to allow for a duplex residential subdivision  

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3. Are there any deed restrictions of restrictive covenants that would affect the use of this property?  
If so, what are they and attach a copy to this applications? no  

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4. Has a rezoning ever been requested for this property in the past by the current owner?  
If so, what zoning classification was requested and when? no  

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5. If the rezoning is approved, does the applicant intend to develop the property?  
yes  

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# CITY OF CHOCTAW

## Short Form Subdivision Report




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Applicant: **Joint application between Freddie Holdaway & Anastasia Investments (Dale Boyer)**

Location: **2945 N Triple X Road, 2971 N Triple X Road, and a property described as part of SE/4 at Section 19, T-12-N, R-1-E**

Current Zoning: **2945 N Triple X Road – R-R, Rural Residential District  
2971 N Triple X Road – I-H, Heavy Industrial District  
Property describes as part of SE/4 Section 19, T-12-N, R-1-E - R-R, Rural Residential District**

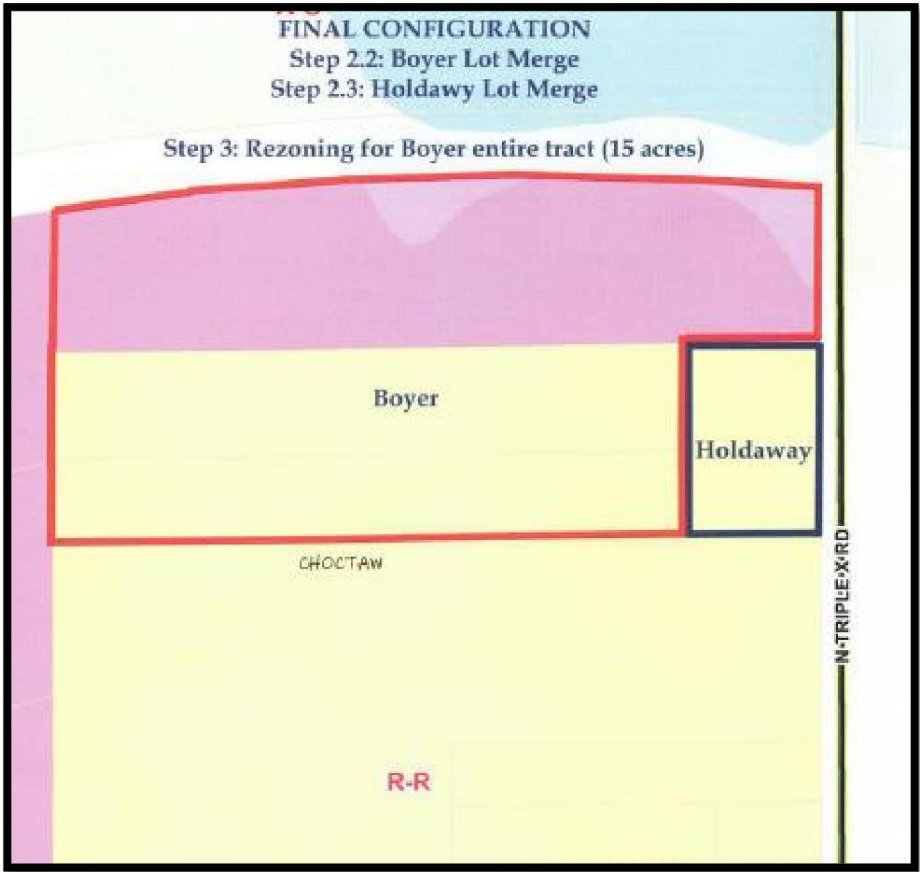
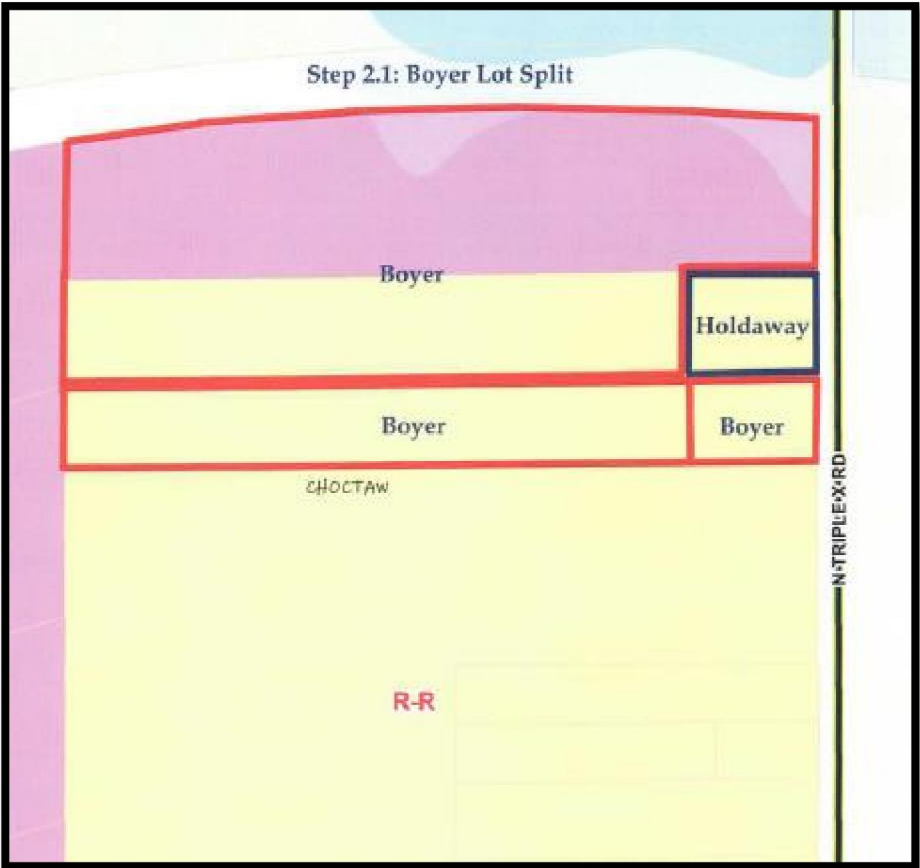
Request: **4.2. Split one (1) tract into two tracts  
4.3 Merge two (2) tracts into one tract  
4.4 Merge two (2) tracts into one tract**

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### REQUEST SUMMARY

Freddie Holdaway is the owner of the tract of land located at 2945 N. Triple X Road. Anastasia Investments LLC, is the owner of 2971 N. Triple X Road and the unaddressed property located at Section 19, T-12-N, R-1-E. The property 2945 N. Triple X Road is currently zoned R-R, Rural Residential District. Property 2971 N. Triple X Road is currently zoned I-H, "Heavy Industrial District" and R-R, Rural Residential District as of the lot split and merge approved by the Planning Commission in December of 2022. This joint application is a request for a lot split, followed by a two lot merge requests that will reappropriate lot lines but will not create any additional lots. If both the lot split and lot merges are approved, 2945 N. Triple X Road will be approximately 3.01 acres (excluding right-of-way) and 2971 N. Triple X Road will be approximately 15.01 acres. The proposed final lots both meet the minimum zoning requirements of the R-R, "Rural Residential District" and the I-H, "Heavy Industrial District". The singular lot split would create a non-conformance with the corresponding zoning regulations, and therefore, both the lot split and lot merge applications must either be approved or denied.







**EXISTING ZONING, PROPOSED ZONING AND LAND USE**

Property 2945 N. Triple X Road is currently zoned R-R, Rural Residential District and property 2971 N. Triple X Road is currently zoned I-H, Heavy Industrial District along the north portion and R-R, Rural Residential District along the southern portion. There is currently a residential home on 2945 N. Triple X Road while the 2971 N. Triple X Road lot is vacant and undeveloped. The final proposed lot configurations do meet the requirements of the R-R and I-H zoning district. Property 2971 N. Triple X Road must meet the zoning area and height regulations in place at time of development.

The initial lot split does not conform to the R-R zoning district, therefore, both the lot split and lot merge must either be denied or approved to maintain zoning conformance.

Requirements of the R-R, "Rural Residential District":

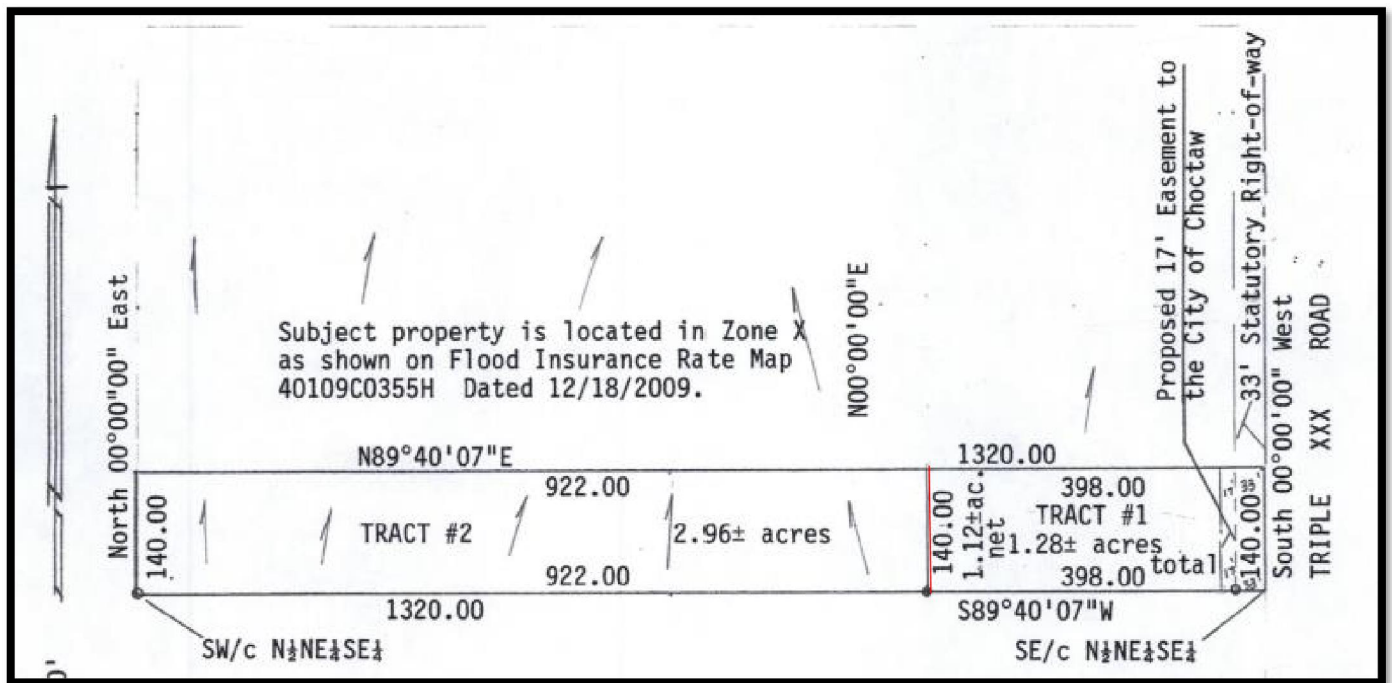
- Minimum lot area of 1 acre
- Minimum lot frontage of 110 feet
- Maximum lot coverage of 20%
- Minimum front yard setback of 50 feet
- Minimum side yard setback of 15 feet
- Minimum rear yard setback of 20% depth of lot

Requirements of the I-H, "Heavy Industrial District":

- No minimum lot area
- No minimum lot frontage
- Maximum lot coverage of 20%
- Minimum front yard setback of 50 feet
- Minimum side yard setback of 50 feet [minimum of 2' of setback for each 1' of height when adjacent to a Residential District]
- Minimum rear yard setback of 50 feet
- Maximum lot coverage of 50%

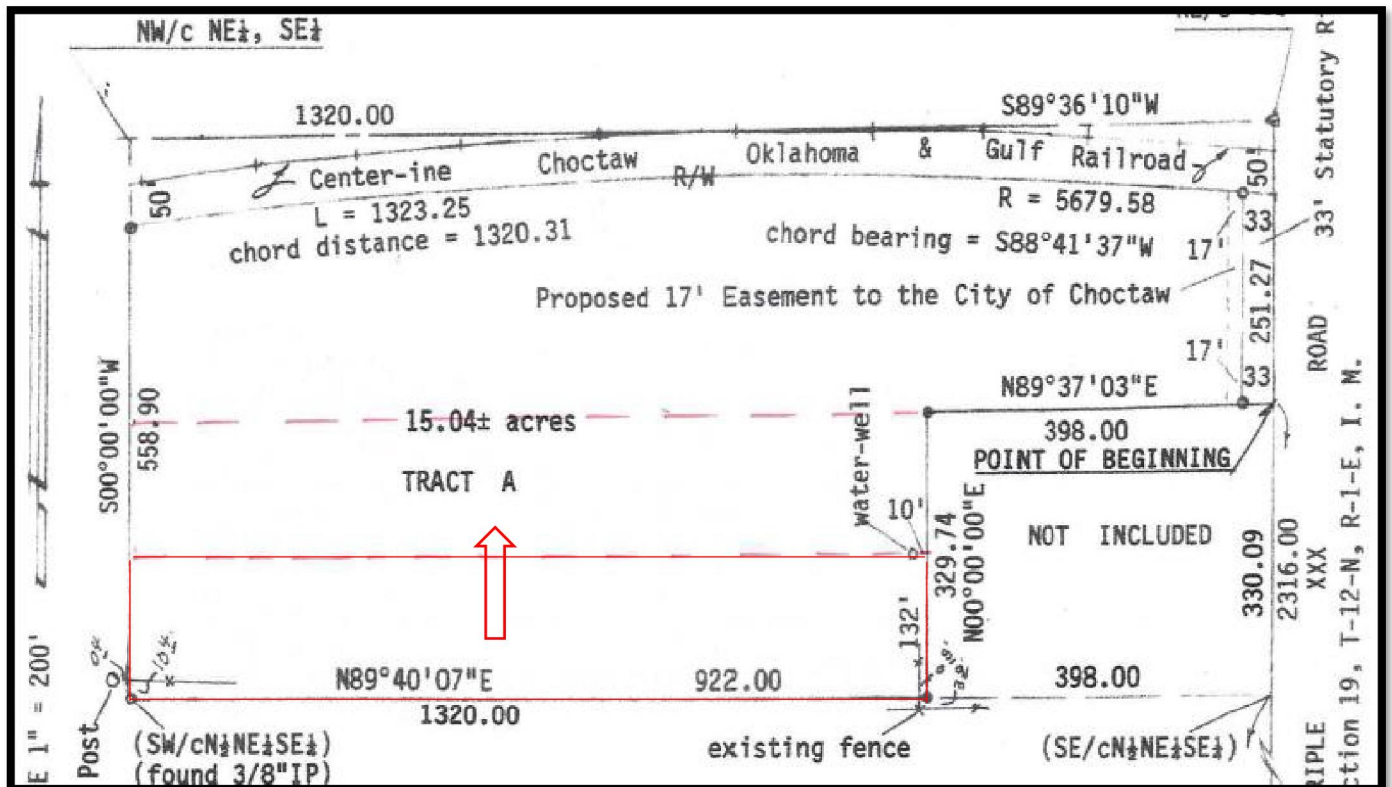
**Lot Split** (Agenda Item 4.2)

The lot split request is to split one approximately 4.24 acre lot into two separate lots. Proposed Tract #1 of the lot split is 1.28 acres, excluding right-of-way and retains the entire 140.00 feet of frontage. Proposed Tract #2 of the split contains 2.96 acres. Since Tract #2 of the proposed split does not have any frontage, it does not conform to the R-R zoning district §12-263 Area and Height Regulations. Proposed Tract #1 is part of item 4.3 Lot Merge and will then come into compliance with §12-263 of the R-R zoning district. Proposed Tract #2 is part of item 4.4 Lot Merge. The lot split will require approval of the following agenda item, 4.3 and 4.4 lot merge, to come into conformance with the R-R zoning district.

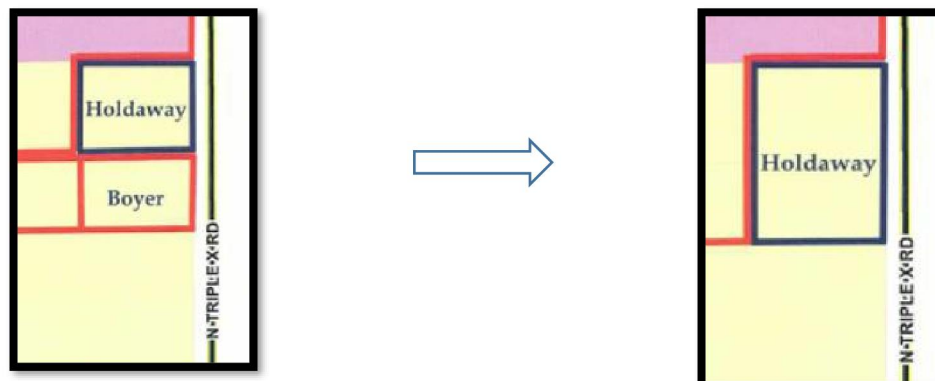
**Lot Split (4.2)**

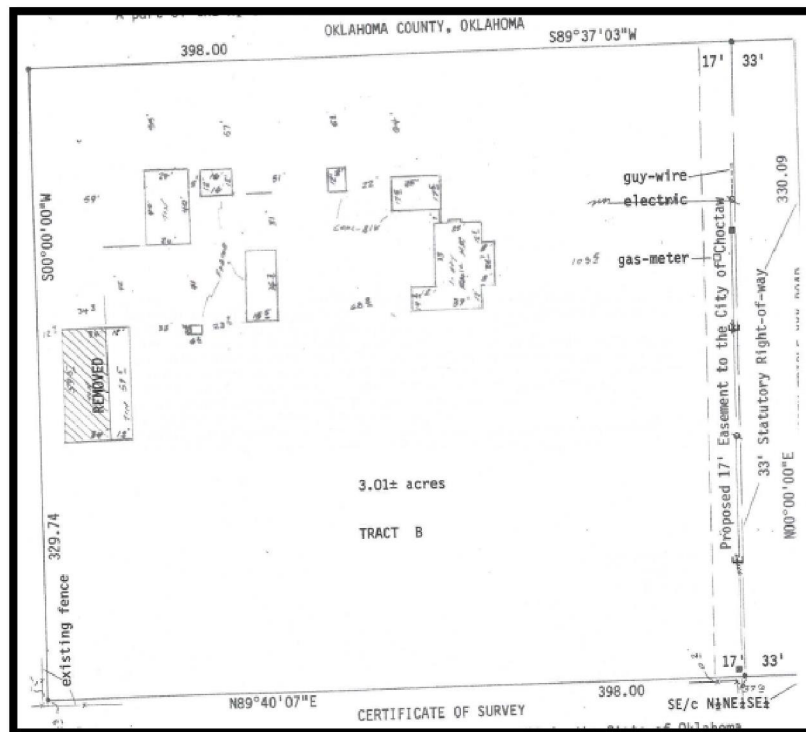
**Lot Merge** (Agenda Item 4.3)

The lot merge proposed is approximately 15.04 acres in size with 251.27 feet of frontage along N. Triple X Road. The proposed lot merge does conform to the I-H, Heavy Industrial District and R-R, Rural Residential district area and height regulations. The lot merge will bring the nonconforming lot from the lot split into conformance providing for the minimum frontage required.

**Lot Merge (4.3)****Lot Merge** (Agenda Item 4.4)

Item 4.4 lot merge contains approximately 3.01 acres in size with 330.09 feet of frontage along N. Triple X Road. The proposed lot merge does conform to the R-R, Rural Residential District area and height regulations.





### **COMPREHENSIVE PLAN**

- **Land Use:** Historically, the 2945 N Triple X Road tract has been used as a single-family residence and the 2971 N. Triple X Road tract has been vacant. The most southern addressed tract is vacant and undeveloped
  - *Future Land Use:* Industrial – Industrial Development has a wide range of uses, appearances, and intensities. The most intensive industrial uses would be refining or manufacturing facilities. Additional forms include warehouse/storage facilities with indoor storage, industrial business parks, and (where permitted) sexually oriented businesses. Anastasia investments, once all lot splits and lot merges have occurred, intends to rezone the resulting property to Industrial, meeting the recommendations of the Comprehensive Future Land Use Plan.
  - *Physical Constraints* – A small portion of the northern lot, 2971 N. Triple X Road, is delineated as within the 500 year floodplain. Additionally, this lot borders the Arkansas-Oklahoma Railroad.
- **Transportation** – N Triple X Road is currently indicated and serving as an arterial. As the lots fronting on N. Triple X Road have thirty-three feet (33') of right-of-way, an additional 17' right-of-way easement is required with the lot split and lot merge application for the most southern lot. The two northern lots addressed as 2945 and 2971 N Triple X Road have provided the required additional right-of-way with the December lot split and lot merge application approvals.
- **Infrastructure** – The residential property, located at 2945 N Triple X Road is currently served by private well and septic systems. 2971 N. Triple X Road is vacant and undeveloped.

### **WATER AND SEWER**

The residence located at 2971 N. Triple X Road is served by private water and sanitary septic at this time. When the future development of 2971 N. Triple X Road occurs, the developer will be required meet the



mandatory extension and mandatory connection requirements in place at the time of development. Please refer to the utility map included in this packet for further detail on the nearest city utility locations.

City Code §19-165.C.1.b states the following regarding lot splits exempt from the mandatory water/sewer extensions:

**§19-165**            **Mandatory Extensions**

**C.** The following properties/types of development must extend water and sewer mains if within 1,200 feet, as measured pursuant to **§19-166.B**, of an existing public water or sewer main (provided topography allows for a sewer extension):

- 1.** Proposed residential subdivisions, excluding:
  - b.** Unplatted single lots for single-family homes

Therefore, the lot split and lot merge will not be required to extend any public service lines nor connect to public water or sanitary sewer at this time.

**CITY OF CHOCTAW STAFF**

The City of Choctaw's staff has reviewed the lot split and lot merge application(s) made by Freddie Holdaway and Anastasia Investments, LLC. Staff has completed its review of both the requests.

**ACTION ITEMS**



- |          |  |
|----------|--|
| Item 4.2 | Approve or deny the lot split application located on the property as herein noted, described as a part of the SE/4 of Section 19, T-12-N, R-1-E. |
| Item 4.3 | Approve or deny the lot merge application for the property located at 2971 N Triple X Road as noted herein.                                      |
| Item 4.4 | Approve or deny the lot merge application for the property located at 2945 N Triple X Road as noted herein                                       |



# Aerial



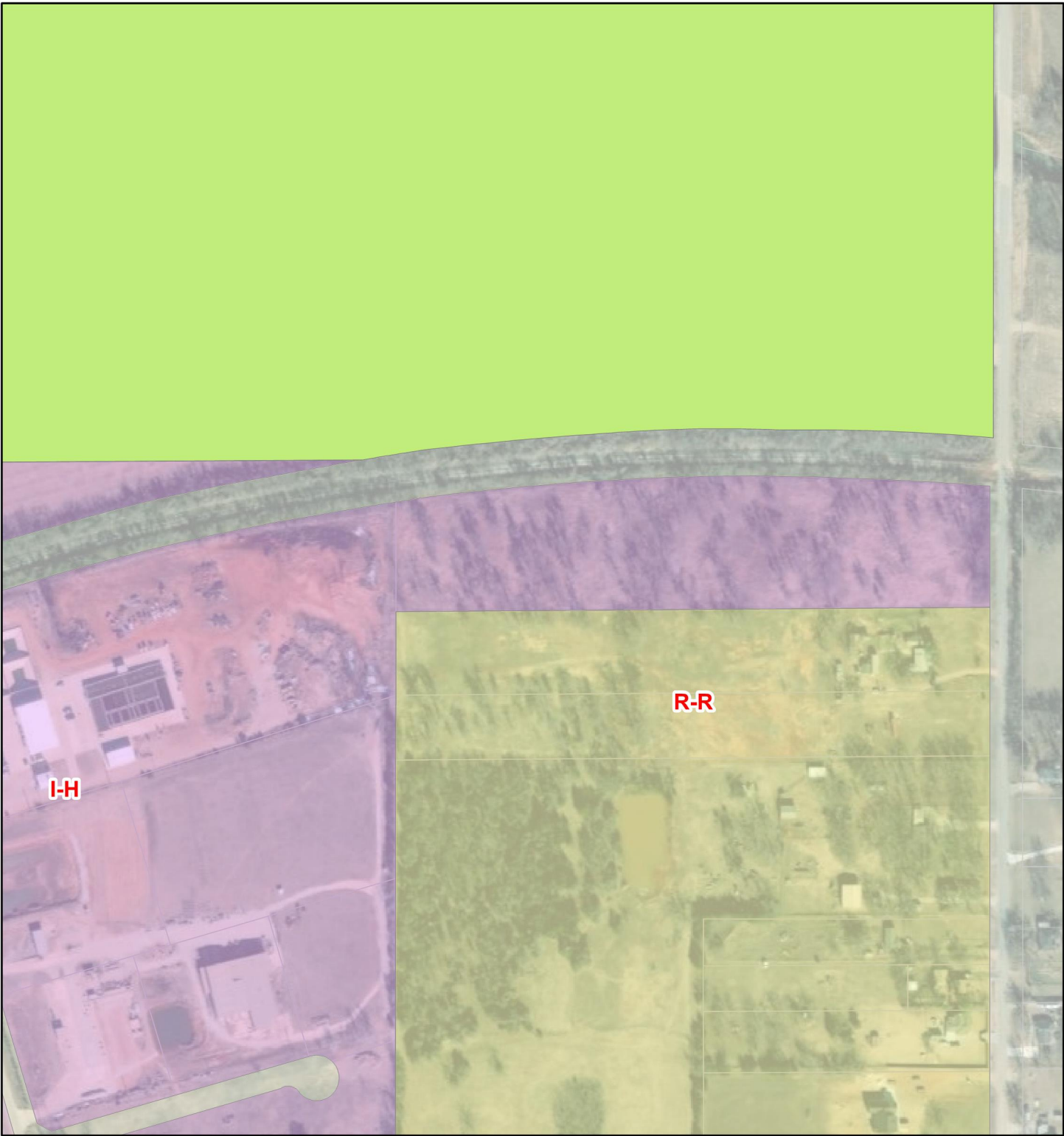
1/8/2023, 7:58:46 PM

-  County Parcels
-  Choctaw Parcels



Maxar

# Current Zoning



1/8/2023, 8:00:42 PM

Zoning - Currently Active

- A-G, General Agricultural
- R-R, Rural Residential
- I-L, Light Industrial

- I-H, Heavy Industrial
- County Parcels
- Choctaw Parcels



Maxar



# Future Land Use



1/8/2023, 8:02:21 PM

Future Land Use



RB - Regional Business



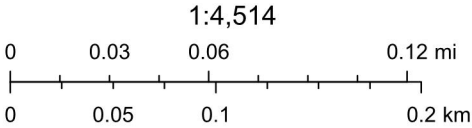
IND - Industrial



County Parcels



Choctaw Parcels



Maxar

# Water & Sewer



1/8/2023, 8:06:37 PM

Sewer Lines by Type

Gravity

Sewer Lines by Size

Gravity, 18"

Gravity, 12"

Gravity, 8"

Gravity, Unknown

City of Choctaw, 12"

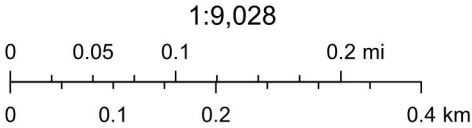
City of Choctaw, 10"

City of Choctaw, 6"

Water Mains by City

Choctaw Parcels

Choctaw Parcels (Aerial)









Maxar

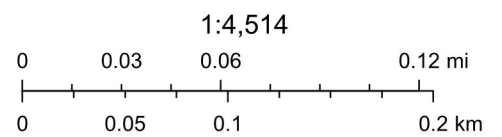


# Stormwater



1/8/2023, 8:09:25 PM

- |  |  |
|--|--|
|  FEMA Floodway |  X                        |
| FEMA Flood Zones   |  Choctaw Parcels          |
|  AE            |  Choctaw Parcels (Aerial) |
|  A             |  |

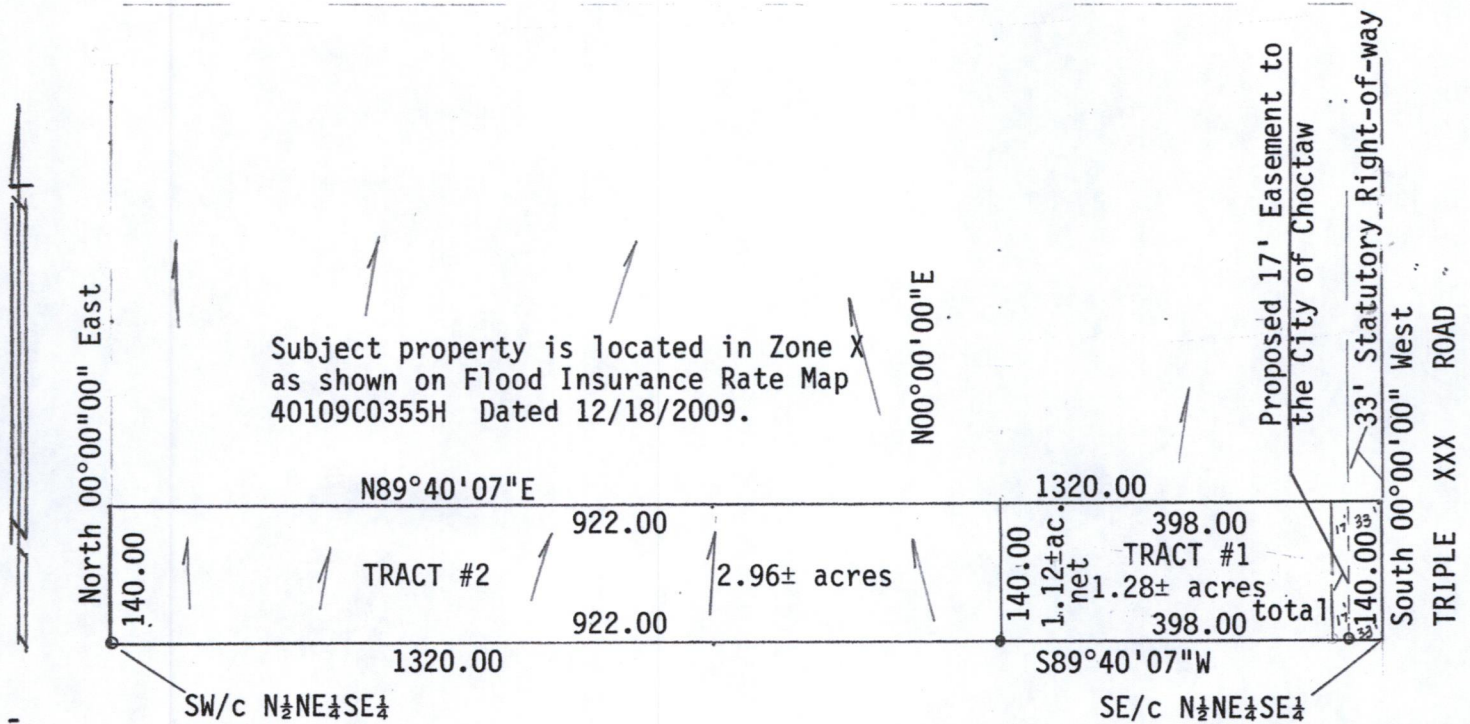


Maxar



# PLAT OF SURVEY

A part of the N $\frac{1}{2}$ , NE $\frac{1}{4}$ , SE $\frac{1}{4}$  of Section 19, T-12-N, R-1-E, I. M.  
CHOCTAW, OKLAHOMA, COUNTY, OKLAHOMA

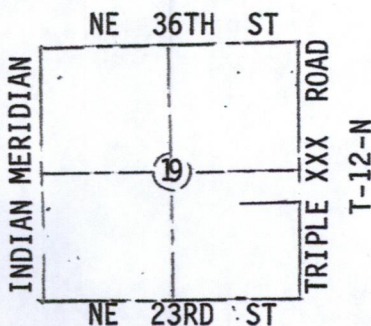


## CERTIFICATE OF SURVEY

I, George Earl Davis, Registered Land Surveyor No. 318 in the State of Oklahoma, do hereby certify that the above annexed plat represents a careful survey made by me for a LOT Split on the following described property:  
A part of the North Half (N $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Nineteen (19), Township Twelve (12) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, more particular described as follows; BEGINNING at the Southeast corner of said (N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ ); Thence South 89°40'07" West a distance of 1320.00 feet to the Southwest corner of said (N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ ); Thence North 00°00'00" East a distance of 140.00 feet; Thence North 89°40'07" East a distance of 1320.00 feet; Thence South 00°00'00" West a distance of 140.00 feet to the point of beginning. Containing 4.24 acres more or less.

### SITE MAP

R-1-E



- Indicates 3/8" iron pin (found)
- " " " " (set)

Bearings are assumed datum with the East line of Section 19 as N00°00'00"E.




George Earl Davis RLS #318  
P. O. Box 612, Harrah, Okla  
(405) 454-6758 73045  
SURVEY #4131 9/15/22

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



A part of the N $\frac{1}{2}$ , NE $\frac{1}{4}$ , SE $\frac{1}{4}$  of Section 19, T-12-N, R-1-E, I. M.  
OKLAHOMA COUNTY, OKLAHOMA

I, George Earl Davis, Registered Land Surveyor No. 318 in the State of Oklahoma, do hereby certify that the above annexed plat represents a careful survey made by me on the following described property: A part of the North Half ( $N\frac{1}{2}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Nineteen (19), Township Twelve (12) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Southeast corner of said ( $N\frac{1}{2}NE\frac{1}{4}SE\frac{1}{4}$ ), Thence South  $89^{\circ}40'07''$  West a distance of 398.00 feet to the POINT OF BEGINNING; Thence continuing South  $89^{\circ}40'07''$  West a distance of 922.00 feet to the Southwest corner of said ( $N\frac{1}{2}NE\frac{1}{4}SE\frac{1}{4}$ ); Thence North  $00^{\circ}00'00''$  East on the West line of said ( $N\frac{1}{2}NE\frac{1}{4}SE\frac{1}{4}$ ) a distance of 140.00 feet; Thence North  $89^{\circ}40'07''$  East a distance of 922.00 feet; Thence South  $00^{\circ}00'00''$  West a distance of 140.00 feet to the point of beginning.

  
George Earl Davis RLS #318  
P. O. box 612, Harrah, Okla  
(405) 454-6758 73045  
SURVEY #4131

Sworn and subscribed to before me a Notary Public  
in and for the State of Oklahoma on this 15 day  
of September, 2022. My commission expires 11/21/2025.

September, 2022. My commission expires \_\_\_\_\_  
Washington  
 NOTARY PUBLIC



THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

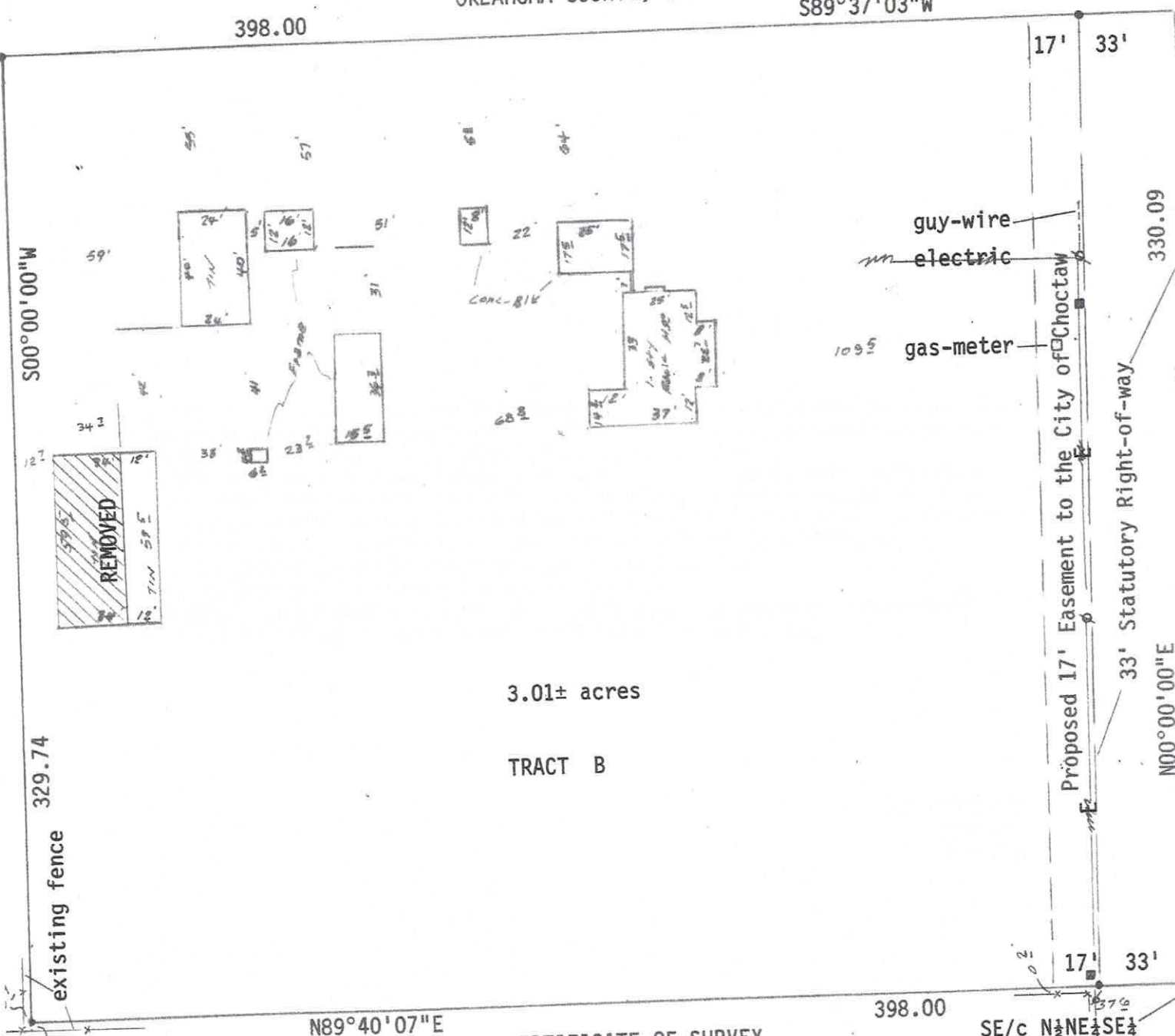


# PLAT OF SURVEY

A part of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 19, T-12-N, R-1-E, I, M.  
OKLAHOMA COUNTY, OKLAHOMA

S89°37'03"W

398.00



3.01± acres

TRACT B

N89°40'07"E

CERTIFICATE OF SURVEY

398.00

SE/c N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

I, George Earl Davis, Registered Land Surveyor No. 318 in the State of Oklahoma, do hereby certify that the above annexed plat represent a careful survey made by me on a part of the North Half (N $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Nineteen (19), Township Twelve (12) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma., more particularly described as follows:

SEE EXHIBIT A

- ~ Indicates 3/8" iron pin
- △ ~ " mag/nail
- ⊙ ~ " power pole
- ~ " gas meter
- ~ " SWB ped (AT&T)

LE 1" = 50'

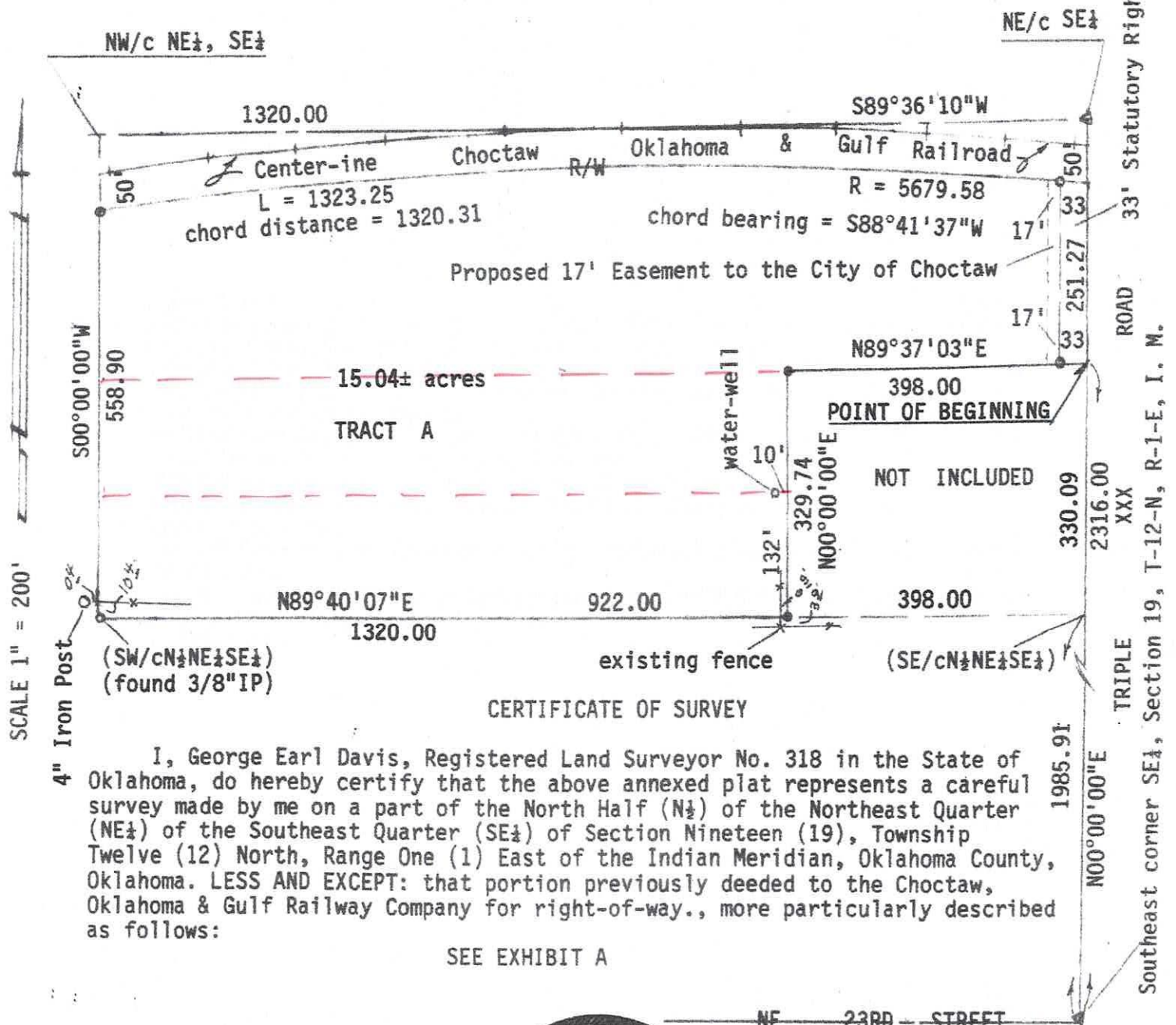


*George Earl Davis*  
George Earl Davis RLS #318  
P. O. BOX 612, Harrah, Okla  
(405) 454-6758 73045  
SURVEY #4115

NOTE: Bearings are assumed datum with

## PLAT OF SURVEY

A part of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 19, T-12-N, R-1-E, I. M.  
OKLAHOMA COUNTY, OKLAHOMA



George Earl Davis RLS #318  
P. O. BOX 612, HARRAH, OKLA  
(405) 454-6758 73045  
SURVEY #4115

NOTARY PUBLIC

Sworn and subscribed to before me a Notary public  
in and for the State of Oklahoma on this 7/10/21  
My commission expires 2/10/24

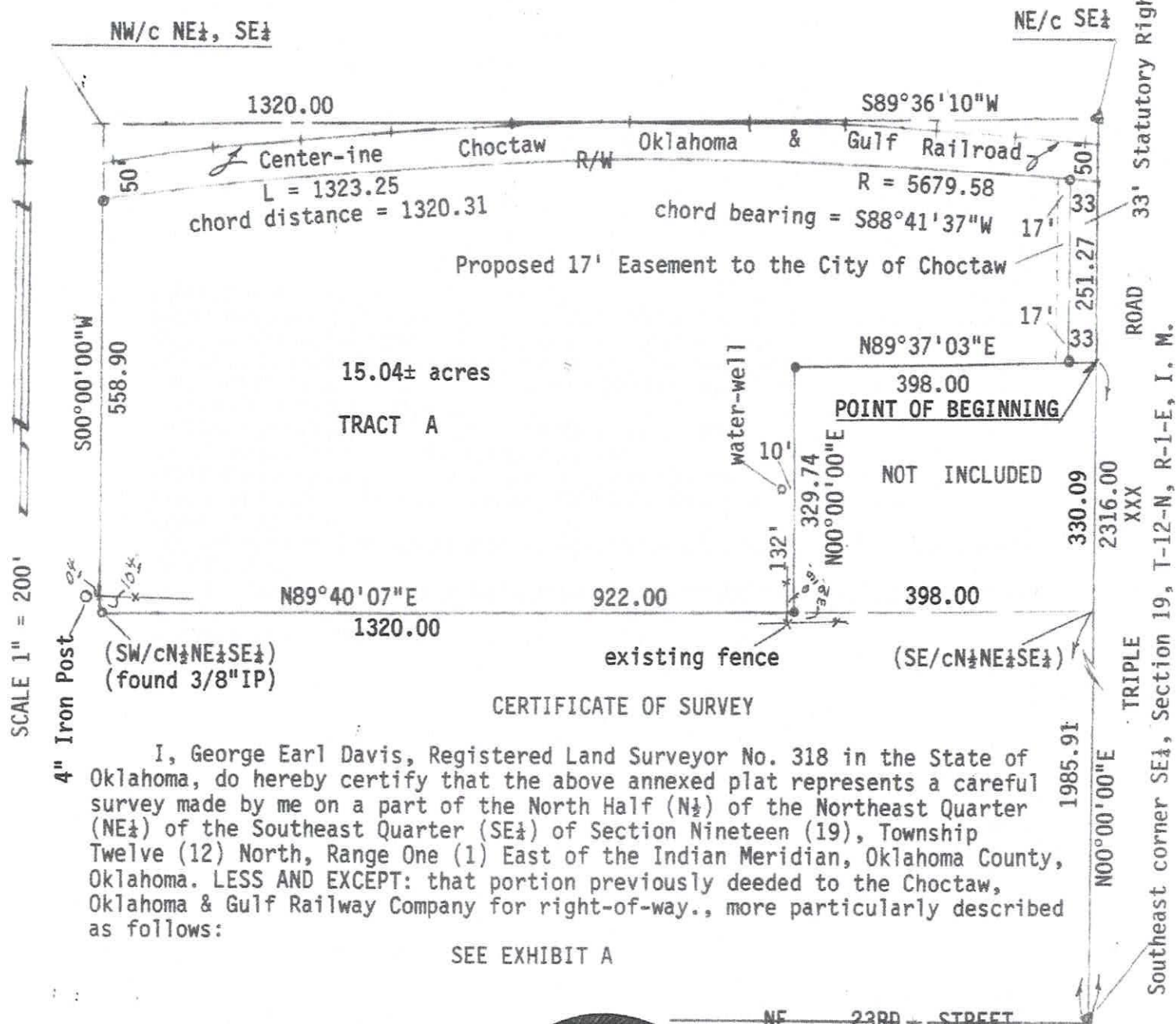
NOTARY PUBLIC





# PLAT OF SURVEY

A part of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 19, T-12-N, R-1-E, I. M.  
OKLAHOMA COUNTY, OKLAHOMA



## CERTIFICATE OF SURVEY

I, George Earl Davis, Registered Land Surveyor No. 318 in the State of Oklahoma, do hereby certify that the above annexed plat represents a careful survey made by me on a part of the North Half (N $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Nineteen (19), Township Twelve (12) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma. LESS AND EXCEPT: that portion previously deeded to the Choctaw, Oklahoma & Gulf Railway Company for right-of-way., more particularly described as follows:

SEE EXHIBIT A



NE 23RD - STREET

George Earl Davis RLS #318  
P. O. BOX 612, HARRAH, OKLA  
(405) 454-6758 73045  
SURVEY #4115

NOTARY PUBLIC

Sworn and subscribed to before me a Notary public  
in and for the State of Oklahoma on this 7/10/21  
My commission expires 2/10/24

emily winford  
NOTARY PUBLIC





CITY OF CHOCTAW  
2500 N Choctaw Rd / PO Box 567, Choctaw, OK 73020  
Phone (405)390.2999 / Fax (405)390.3332

**Short Form Subdivision (Lot Split)**  
**APPLICATION**  
(Please Print in Ink or Type)

Applicant: ANASTASIA INV LLC  
Address: P.O. Box 95 CHOCTAW OK 73020  
Phone: 405-390-9555 Cell: 405-919-9296 City State Zip  
Email Address: cdboyen2@att.com

Property address: 2945 N. Triple X Rd

Legal Description: The North 190' of North Half of the Northeast Quarter of Section 19, Township Twelve North, Range One East of the Indian Meridian, Oklahoma County, Oklahoma

Number of Acres: 5.74 MO

Number of proposed tracts: 2

Property zoning district: 1H

I hereby certify and attest that I am the current and legal owner of the above described property located in the City of Choctaw and that I received a copy of the Policies and Procedures regulating this application.

[Signature]  
Signature of Owner, or authorized agent \*

Dec 05-2022  
Date

**\*Owner or authorized agent must be present at public meeting.**

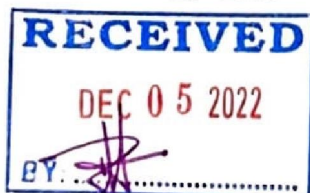
**Do Not Write Below This Line—Official Use Only**

Permit #: 20221563 Receipt #: 6228

Total Amount Paid: \$ 360<sup>00</sup> 720<sup>00</sup> Date Paid: 12/5/22

☐ Cash ☒ Check # 5529 ☐ Credit Card

County Parcel Number: R 192423800





LOT MERGE APPLICATION

Applicant : ANASTASIA NV. LLC  
Address : P.O. Box 95 CHOCTAW OK 73020  
Phone : (405) 390-9555 Cell : (405) 919-9296 City State Zip  
E-mail address : CDBoyer2@AUL.com

Property address (Lot 1) : 2971 N. Triple X Rd.

Property address (Lot 2) : 2945 N. Triple X Rd.

Legal Description (Lot 1) : \_\_\_\_\_

Legal Description (Lot 2) : \_\_\_\_\_

Number of Acres (Lot 1) : \_\_\_\_\_ Number of Acres (Lot 2) : \_\_\_\_\_

Total Combined Acres : \_\_\_\_\_

Number of tracts being merged : \_\_\_\_\_ Property zoning district : \_\_\_\_\_

County Parcel Number (Lot 1) : \_\_\_\_\_ Lot Dimension : \_\_\_\_\_

County Parcel Number (Lot 2) : \_\_\_\_\_ Lot Dimension : \_\_\_\_\_

(If more than two (2) lots are being merged, list all other, property addresses, lot dimensions and County Parcel Numbers and dimensions on a separate page.)

I hereby certify and attest that I am the current and legal owner of the above described properties located in the City of Choctaw and that I received a copy of the Policies and Procedures regulating this application.

[Signature]  
Signature of Owner, or authorized agent

Dec 05-2022  
Date

DO NOT WRITE BELOW THIS LINE, ADMINISTRATIVE USE ONLY

Permit # : 20221564 Receipt # : \_\_\_\_\_

Total Amount Paid : \$ 360<sup>00</sup> Date Paid : 12/5/22

☐ Cash ☒ Check # 5530 ☐ Credit Card \_\_\_\_\_



**City of Choctaw**  
**Regular Planning Commission Meeting**  
**December 1, 2022 @ 6:00pm**  
**Choctaw City Hall, 2500 N Choctaw Road**  
**Choctaw, Oklahoma 73020**

---

**MINUTES**

1. Call to Order by **Larry Morgan @ 6:00 p.m.**
2. Invocation and Pledge of Allegiance.
3. **Roll Call:**
  - 8      **Present:**      **Ken Mitchell; Paul Rupe; Chad Allcox; Lisa Donovan; Philip Bradshaw; Larry Morgan; Nate Lay; Mike Potts**
  - 0      **Absent:**      **None**

**Staff:**              **Sarah Huffine, City Planner**  
                         **Amanda Williams, City Clerk/Secretary**  
                         **Brian Linley, City Manager**
4. **Business Agenda:**    The following items are hereby designated for discussion and consideration which requires individual action.
  - 4.1 Preliminary Plat application submitted by:
    - Applicant:**              R & R Land Development (Willow Springs)
    - Location:**              4055 North Choctaw Road
    - Current Zoning:**      R-75 Single Family Residential District (R-75) and Single Family Residential District (R-S)
    - Legal Description:**   CHOCTAW TOWNSHIP 000 000 PT SE4 SEC 14 12N 1W BEING N/2 OF SE4 EX N165FT OF N/2 NE4 SE4 PLUS N110FT OF FOLLOWING 3 DESCRIPTIONS SE4 OF SE4 & E/2 OF SW4 SE4 & E/2 OF W/2 SW4 SE4
  - 4.1.1 Consideration and possible action on the request of a fee in-lieu of parkland dedication of R & R Land Development (Willow Springs), 4055 North Choctaw Road.

**MOTION BY Nate Lay and SECOND BY Mike Potts to approve the request, contingent upon installation of recreational amenities.**

**MOTION CARRIED:**

5      **Ayes:**              **Allcox; Bradshaw; Morgan; Lay; Potts**



**3 Nays: Mitchell; Rupe; Donovan**  
**0 Absent: None**  
**0 Abstain: None**

- 4.1.2** Consideration and possible action on the Preliminary Plat application of R & R Land Development (Willow Springs), 4055 North Choctaw Road.

**MOTION BY Ken Mitchell and SECOND BY Paul Rupe to approve the application as presented.**

**MOTION CARRIED:**

**8 Ayes: Mitchell; Rupe; Allcox; Donovan; Bradshaw; Morgan; Lay; Potts**  
**0 Nays: None**  
**0 Absent: None**  
**0 Abstain: None**

- 4.2** A Lot Split application submitted by:

**Applicant:** Freddie Holdaway & Anastasia Investments (Dale Boyer)  
**Location:** 2945 North Triple X Road / 2971 North Triple X Road  
**Current Zoning:** Rural Residential District (R-R) and Heavy Industrial District (I-H)  
**Number of Lots:** 2  
**Legal Description:** UNPLTD PT OF SE4 SEC 19 12N 1E BEG 140FT N OF SE/C OF N 1/2 OF NE4 OF SE4 TH W1320FT N180FT E1320FT S180FT TO BEG  
AND  
UNPLTD PT SEC 19 12N 1E 000 000 PT SE4 SEC 19 12N 1E N 1/2 OF N 1/2 NE4 SE4

- 4.2.1** Consideration and possible action on the lot split application of Freddie Holdaway & Anastasia Investments (Dale Boyer), 2945 North Triple X Road/2971 North Triple X Road.

**MOTION BY Philip Bradshaw and SECOND BY Nate Lay to approve the application as presented.**

**MOTION CARRIED:**

**8 Ayes: Mitchell; Rupe; Allcox; Donovan; Bradshaw; Morgan; Lay; Potts**  
**0 Nays: None**  
**0 Absent: None**  
**0 Abstain: None**

**4.3** A Lot Merge application submitted by:

**Applicant:** Freddie Holdaway & Anastasia Investments (Dale Boyer)  
**Location:** 2945 North Triple X Road / 2971 North Triple X Road  
**Current Zoning:** Rural Residential District (R-R) and  
Heavy Industrial District (I-H)  
**Number of Lots:** 2  
**Legal Description:** UNPLTD PT OF SE4 SEC 19 12N 1E BEG 140FT N OF  
SE/C OF N 1/2 OF NE4 OF SE4 TH W1320FT N180FT  
E1320FT S180FT TO BEG  
AND  
UNPLTD PT SEC 19 12N 1E 000 000 PT SE4 SEC 19  
12N 1E N 1/2 OF N 1/2 NE4 SE4

**4.3.1** Consideration and possible action on the lot merge application of Freddie Holdaway & Anastasia Investments (Dale Boyer), 2945 North Triple X Road/2971 North Triple X Road.

**MOTION BY Philip Bradshaw and SECOND BY Ken Mitchell to approve the application as presented.**

**MOTION CARRIED:**

**8 Ayes: Mitchell; Rupe; Allcox; Donovan; Bradshaw; Morgan; Lay; Potts**  
**0 Nays: None**  
**0 Absent: None**  
**0 Abstain: None**

**4.4** A Lot Merge application submitted by:

**Applicant:** Chelsea and Jack Lake  
**Location:** 13605 Red Bud Road  
**Current Zoning:** Rural Residential District (R-R)  
**Legal Description:** UNPLTD PT NE4 SEC 3 11N 1W BEING SW4 OF SW4  
OF NW4 OF NE4 & S 1/2 OF NW4 OF SW4 OF NW4 OF  
NE4 & NW4 OF NW4 OF SW4 OF NE4 KNOWNAS TR  
9

**4.4.1** Consideration and possible action on the lot merge application of Chelsea and Jack Lake, 13605 Red Bud Road.

**MOTION BY Ken Mitchell and SECOND BY Nate Lay to approve the application as presented.**

**MOTION CARRIED:**

<b>8</b>	<b>Ayes:</b>	<b>Mitchell; Rupe; Allcox; Donovan; Bradshaw; Morgan; Lay; Potts</b>
<b>0</b>	<b>Nays:</b>	<b>None</b>
<b>0</b>	<b>Absent:</b>	<b>None</b>
<b>0</b>	<b>Abstain:</b>	<b>None</b>

**4.5** Rezoning application submitted by:

**Applicant:** Chelsea and Jack Lake  
**Location:** 13605 Red Bud Road  
**Current Zoning:** Rural Residential District (R-R)  
**Legal Description:** UNPLTD PT NE4 SEC 3 11N 1W BEING SW4 OF SW4 OF NW4 OF NE4 & S 1/2 OF NW4 OF SW4 OF NW4 OF NE4 & NW4 OF NW4 OF SW4 OF NE4 KNOWNAS TR 9

**Staff Presentation.**

**Open Public Hearing – 6:22 pm**

**Receive Comments – Applicant Jack Lake spoke in favor of the application.**

**Close Public Hearing – 6:27 pm**

**4.5.1** Consideration and possible action on the rezoning application of Chelsea and Jack Lake, 13605 Red Bud Road.

**MOTION BY Ken Mitchell and SECOND BY Paul Rupe to approve the application as presented.**

**MOTION CARRIED:**

<b>8</b>	<b>Ayes:</b>	<b>Mitchell; Rupe; Allcox; Donovan; Bradshaw; Morgan; Lay; Potts</b>
<b>0</b>	<b>Nays:</b>	<b>None</b>
<b>0</b>	<b>Absent:</b>	<b>None</b>
<b>0</b>	<b>Abstain:</b>	<b>None</b>

**4.6** Regular meeting minutes for November 3, 2022.

**MOTION BY Philip Bradshaw and SECOND BY Ken Mitchell to approve the minutes as presented.**

**MOTION CARRIED:**

<b>8</b>	<b>Ayes:</b>	<b>Mitchell; Rupe; Allcox; Donovan; Bradshaw; Morgan; Lay; Potts</b>
<b>0</b>	<b>Nays:</b>	<b>None</b>
<b>0</b>	<b>Absent:</b>	<b>None</b>

**0 Abstain: None**

- 5. Public Comments:** This agenda item is for public comments on city related non-agenda items. In accordance with State law, the Planning Commission Board Members and City Staff are not allowed to respond to any comments made. Preference will be given to Choctaw Citizens and NO formal action will be taken. Speakers are limited to 3 minutes for a total of 15 minutes.

**Lisa Donovan requested a workshop item for the next regular meeting regarding increasing the fee in lieu of parkland dedication fees.**

**Chad Allcox expressed his concerns about development and the impact on drainage within the City.**

**Development Services Director announced the City has hired Tawny Shelby, Economic Development Director/Grant Writer. The City Planner and GIS Coordinator positions are still open.**

- 6. Commissioner/Staff Remarks:** This item is listed to provide an opportunity for the commissioners and/or staff to make comments and/or request specific agenda items. No action will be taken.

- 6.1** Previously adopted ordinances.
- None.

- 7. Adjournment:**

**MOTION BY Paul Rupe and SECOND BY Philip Bradshaw to adjourn the meeting. All ayes.**

**The meeting adjourned at 6:52 pm.**

**PLANNING COMMISSION**

**ATTEST:**

---

Amanda Williams, City Clerk

---

Larry Morgan, Chairman